COMMERCIAL FOR SALE!



URBAN WILDLIFE BUILDING

(FORMER NEW FRENCH CAFE & BAKERY)

321 2nd Avenue N, Minneapolis, MN 55401

19,355 SF

MIXED-USE ZONING DEVELOPMENT OPPORTUNITY

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Commercial Equities Group
Investment Real Estate Services

SPACE INFO

Prime development opportunity! Own a piece of Minneapolis history on one of the most visible corners in the North Loop/Warehouse District, a vibrant and in-demand Twin Cities submarket!

- Classic timber-and-brick architecture
- High ceilings
- Many large windows for ambiance and natural light
- Built with a robust warehouse structural foundation

SEE THE POTENTIAL!





North 4th Street View





North 2nd Avenue View

BASE RENT: NEGOTIABLE

CURRENT TAXES: $11,730

THE PROPERTY

The property is a prime asset for purchase and development due to its positioning in the historic North Loop/Warehouse District.

- Excellent opportunity for luxury boutiques and offices, high-end loft apartments, or flagship retail spaces
- Mixed-use developments historically yield strong rent premiums and high occupancy rates in this area

- Website: CEGspaces.com/new-french



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THE LOCATION

The North Loop/Warehouse District is a vibrant, walkable neighborhood known for its historic, industrial-chic atmosphere and converted brick buildings.

- Near amenities, acclaimed dining, high-end retail, and major transportation corridors (I-35W, I-94, I-394, and Hwy 55)
- Very quick access to I-394 ramps
- 5-10 minute walk from Target Center, Target Field, and METRO Green and Blue Line
- Minutes from US Bank Stadium



The district continuously attracts affluent young professionals, top-tier corporate tenants, and premium retail brands

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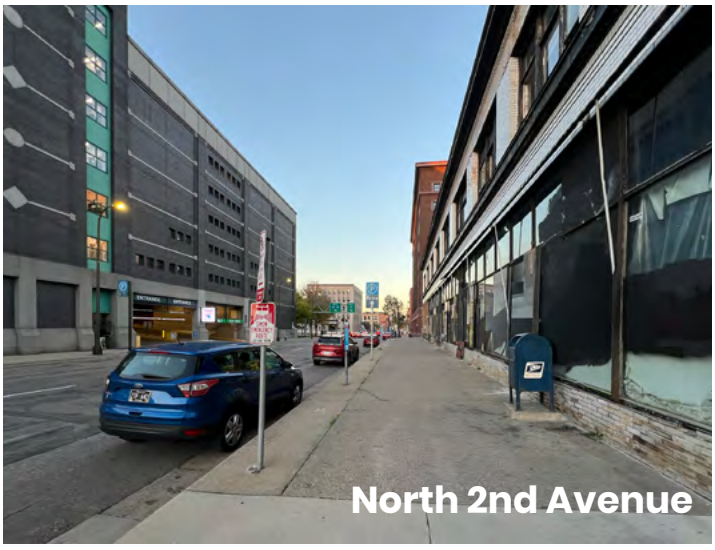
THE SPACE



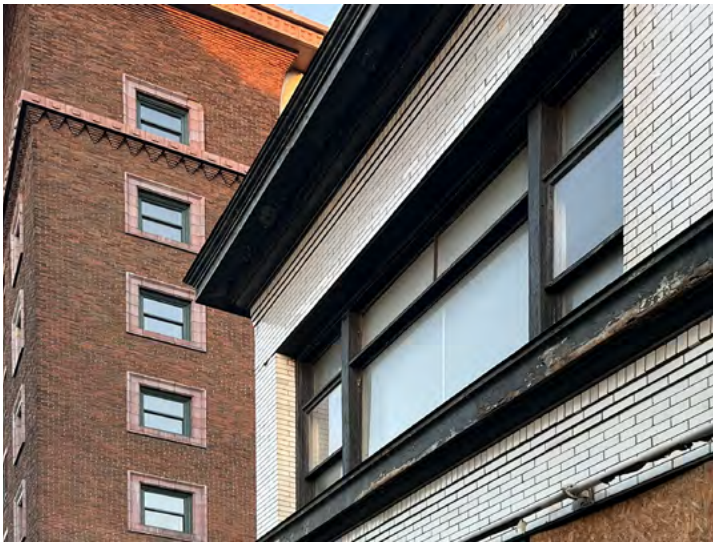
Skyway connected parking ramp across the street!

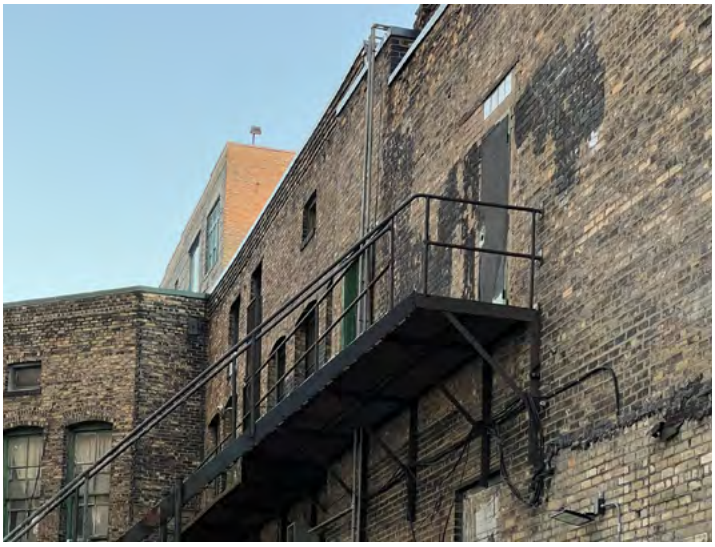


North 4th Street



North 2nd Avenue





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