



Colliers

FIRE BARN

24 University Ave NE | Minneapolis, MN

Prepared By

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PROPERTY OVERVIEW

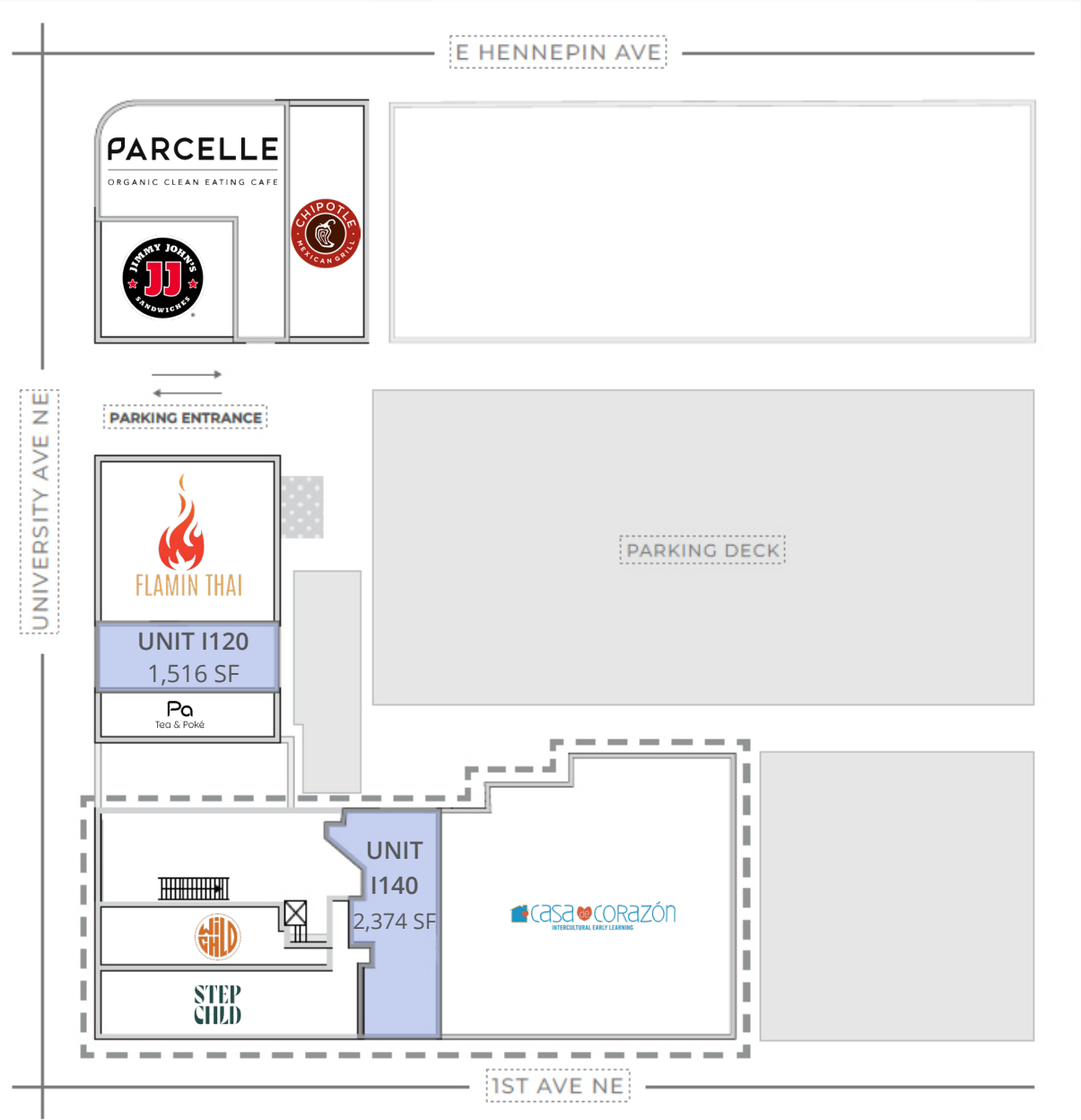
- Located in center of NE retail trade area
- University Avenue, Hennepin Avenue and 1st Avenue have highest VPD
- Strong pedestrian traffic
- Adjacent to iconic Surdyks that draws customers from across the Twin Cities
- Rare off street parking ramp available for customers and clientele

BUILDING INFORMATION

Address	24 University Ave NE Minneapolis, MN 55413
Year Built	1910 / 2015 (Renovation)
Floors	Two (2)
Availability	Unit I120: 1,516 SF - former pizza place Unit I140: 2,374 SF
Asking Rent Rate	Negotiable



FLOOR PLAN



UNCOVER NORTHEAST CHARM

Where Art Meets Industry by the River

Northeast Minneapolis is one of the Twin Cities' fastest-growing neighborhoods, with over 2,000 apartment units, 40+ bars and restaurants, and easy access to 30+ major retailers. Its thriving Arts District, supported by 400+ artists and the MSP International Film Festival, has transformed old industrial spaces into a cultural hub for young, educated professionals. Residents and visitors enjoy 45+ acres of trails at Boom Island and Nicollet Island, contributing to Minnesota's ranking as the #3 fittest state. Located within four miles of MSP's top employers and the University of Minnesota, Northeast connects seamlessly to global business and innovation through Fortune 500 companies and major transit routes.



BY THE NUMBERS



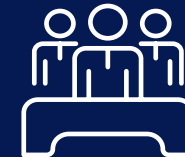
94
Walk Score



11,453 VPD
Traffic Counts



39,836
Current Population
(1 mile radius)



66,006
Daytime Population
(1 mile radius)



\$137,291
Average Household
Income
(1 mile radius)



22,182
Households
(1 mile radius)

PROPERTY AERIAL





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CONTACT US

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