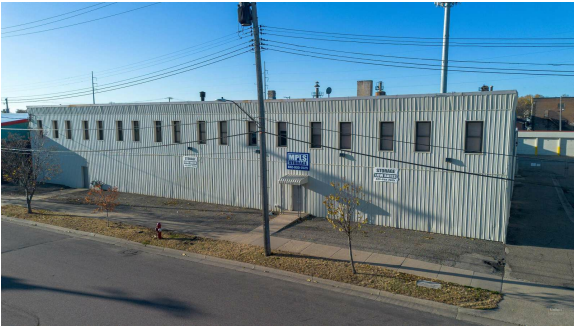


36,526 SF Industrial Building For Sale
3138 Snelling Ave | Minneapolis, MN | US | Hennepin County
Available SF: 36,526 | Sale Price: \$3,250,000



Building Type:	Industrial
Available SF:	36,526
Total SF:	36,526
Sale Price:	\$3,250,000
Last Updated:	Jun 4, 2025

Realtor/Owner Contact
Thomas Sullivan

Property and Area Description

36,526 SF Industrial Building Abundance of Permitted Uses Excellent Access to Highways, Transit and International Airport Active Cell Tower Lease Providing Rental Income PID#: 01-028-24-12-0121 Building Size: 36,526 SF Acres: 0.82 Acres Year Built: 1913 Clear Height: 20' Loading: 1 Dock Door 4 Drive-In Doors Zoning: PR2: Production and Processing District 2025 Taxes: \$47,100.82 Cell Tower Rental Income: \$26,136 Annually Sale Price: \$3,250,000.00

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Utilities

Electric: Xcel

Property Images

