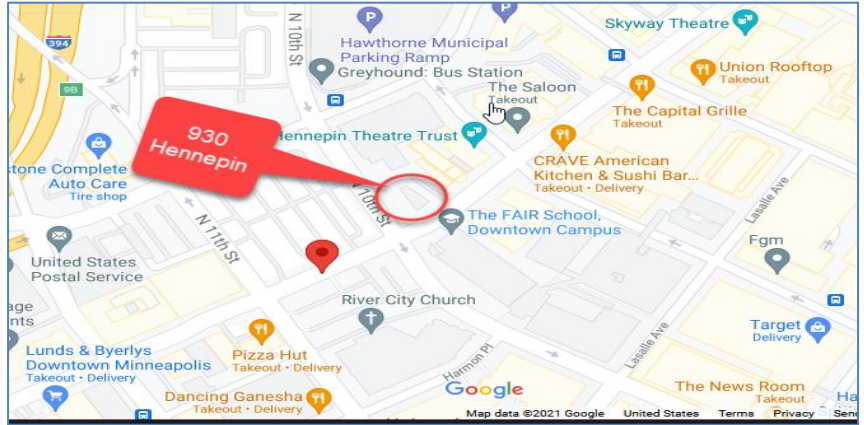


GARFIELD CLARK
COMMERCIAL
REAL ESTATE

Downtown Minneapolis
“For Sale or For Lease”
Office/Retail/Residential

July 15, 2021 Zone: B4S-1, Downtown Service
 PID - 27 029 24 12 0039 1,830 sf land

930 HENNEPIN AVENUE, MINNEAPOLIS, MN 55402
 Year Rebuilt – 2019 5,257 sf Building



	A	B	C	D	E	F
1				INCOME		
2		UNITS	SQ FT	PSF	MONTH	ANNUAL
3						
4		Commercial #1	1,250	\$ 27.50	\$ 2,865	\$ 34,375
5		Commercial #2	900	\$ 15.00	\$ 1,125	\$ 13,500
6		Residential #1	715	\$ 2.38	\$ 1,700	\$ 20,400
7		Residential #2	715	\$ 2.38	\$ 1,700	\$ 20,400
8						\$ -
9						
10						
11						
12		TOTAL INCOME	3,580		\$ 7,390	\$ 88,675
13						
14				EXPENSES		
15		Real Estate Taxes		\$ 6.98	\$ 2,082	\$ 24,988
16		Gas		\$ 0.10	\$ 31	\$ 367
17		Electric		\$ 0.07	\$ 19	\$ 233
18		Trash		\$ 0.27	\$ 80	\$ 960
19		Water		\$ 0.34	\$ 102	\$ 1,222
20		Internet		\$ 0.50	\$ 150	\$ 1,800
21		TOTAL EXPENSES		\$ 8.26	\$ 2,464	\$ 29,570
22		NET OPERATING INCOME			\$ 4,925	\$ 59,105
23		CAPITALIZED AT 6				\$ 985,083

Garfield Clark Commercial

Garfield Clark, 612 868 8314; gclark@garfieldclark.com