

Available

For Sale
44,887 Square Foot
Investment Property
The Keg House
34 13th Avenue
Minneapolis, MN



Property Highlights:

- Assumable financing
- GrainBelt Campus
- Renovated in 2004
- Multi-tenant
- 8% cap on in place income
- Low operating expenses
- \$3,750,000.00 asking price

Exclusively Marketed by:

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The C. Chase Company

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The C. Chase Company
Real Estate Brokerage and Consulting

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

FOR SALE
Historic Keg House Building

- Address:** 34 13th Avenue NE
Minneapolis, MN
- Building Construction:** Brick exterior – completely renovated in 2004
- PID #:** 15-029-24-14-0027
- Taxes (2010)** \$81,896.12
- Sale Price:** \$3,750,000.00
- Remarks:**
- Brick building
 - Located on the Grain Belt Brewery Campus
 - Site overlooks the Mississippi River
 - 10' high ceilings; 14' high ceiling in Suite 104 – 1st floor
 - Sip Coffee Shop on site
 - Located just minutes from Downtown Minneapolis, 35W & I-94
 - Restaurants nearby: Erte, The Modern Café, The Sample Room, Elsie's
 - Tenants include artists, architects, non-profits and publishers
 - On site and off-street parking available

For further information, contact:

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Parcel Data for Taxes Payable 2010

Property ID:	15-029-24-14-0027	
Address:	34 13TH AVE N E	
Municipality:	MINNEAPOLIS	
School Dist:	001	Construction year: 1950
Watershed:	6	Approx. Parcel Size: IRREGULAR
Sewer Dist:		
Owner Name:	KEG HOUSE DEVELOPMENT LLC	
Taxpayer Name & Address:	KEG HOUSE DEVELOPMENT LLC 125 W BROADWAY AVE MINNEAPOLIS MN 55411	

Most Current Sales Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

Sale Date:	July, 2003
Sale Price:	\$1,150,000
Transaction Type:	Warranty Deed

Tax Parcel Description

Addition Name:	ORTHS ADDN TO ST ANTHONY
Lot:	
Block:	009
Metes & Bounds:	THAT PART E OF SIBLEY ST AND N OF BROADWAY ST NE AS OPENED INCL ADJ 1/2 OF VAC RAMSEY ST NE
Abstract or Torrens:	TORRENS

Value and Tax Summary for Taxes Payable 2010 Values Established by Assessor as of January 2, 2009

Estimated Market Value:	\$2,300,000
Taxable Market Value:	\$2,300,000
Total Improvement Amount:	
Total Net Tax:	\$81,896.12
Total Special Assessments:	
Solid Waste Fee:	
Total Tax:	\$81,896.12

Property Information Detail for Taxes Payable 2010 Values Established by Assessor as of January 2, 2009

Values:	
Land Market	\$379,900
Building Market	\$1,920,100
Machinery Market	
Total Market:	\$2,300,000
Qualifying Improvements	
Veterans Exclusion	
Classifications:	
Property Type	COMMERCIAL PREFERRED
Homestead Status	NON-HOMESTEAD
Relative Homestead	
Agricultural	
Exempt Status	

Hennepin County Property Map - Tax Year: 2010

The data contained on this page is derived from a compilation of records and maps and may contain discrepancies that can only be disclosed by an accurate survey performed by a licensed land surveyor. The perimeter and area (square footage and acres) are approximates and may contain discrepancies. The information on this page should be used for reference purposes only. Hennepin County does not guarantee the accuracy of material herein contained and is not responsible for any misuse or misrepresentation of this information or its derivatives.



Selected Parcel Data

Parcel ID: 15-029-24-14-0027
 Owner Name: KEG HOUSE DEVELOPMENT LLC
 Parcel Address: 34 13TH AVE N E , MINNEAPOLIS , MN 55413
 Property Type: COMMERCIAL-PREF
 Homestead: NON-HOMESTEAD
 Area (sqft): 57271
 Area (acres): 1.31
 A-T-B: TORRENS
 Market Total: \$2,300,000.00
 Tax Total: \$81,896.12

Date Printed: 4/20/2010 9:54:51 AM

Current Parcel Date: 4/5/2010

Sale Price: \$1,150,000.00

Sale Date: 07/2003

Sale Code: WARRANTY DEED