

FOR SALE

3650 Fremont Ave N

3650 Fremont Ave N, Minneapolis, MN 55412

Dynamic office & community space with abundant onsite parking available for sale in the Webber Camden neighborhood of North Minneapolis



Building Size

4,800 SF

Year Built

1923

Sale Price

\$660,000

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About the Property

This community-oriented office building offers a highly functional layout with 16 private offices, 2 conference rooms, dedicated lobby, and kitchenette. The property is well-suited for a wide range of users including professional offices, counseling or therapy practices, medical & wellness providers, educational services, coworking operators, legal & financial firms, beauty & aesthetics businesses, and creative users such as music studios. Abundant on-site parking, a neighboring lot, and flexible interior configuration provide the versatility needed to support both established organizations and growing small businesses.

Location

Located in the Webber Camden area of North Minneapolis, the property offers excellent accessibility with strong transit connectivity via the high-frequency Metro D Line and quick access to I-94, Hwy 100, and other major roadways. The neighborhood is home to community anchors such as Webber Park and Webber Natural Swimming Pool, as well as ongoing investment in arts and community-driven projects like Baldwin Square. Surrounded by a mix of residential, nonprofit, and small business activity, the property provides a unique opportunity for owner-users, nonprofits, and service providers seeking an affordable presence in a neighborhood experiencing ongoing investment and revitalization.

- ✓ 4,800 SF office/community building with neighboring lot on an 80' x 126' parcel

- ✓ 16 private offices, two conference rooms, lobby, and kitchenette

- ✓ Abundant on-site parking with easy access for staff and visitors

- ✓ Direct connection to the Metro D Line and nearby major roadways

- ✓ Ideal for nonprofits, community-based organizations, schools, clinics or small businesses



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Site Overview



Address	3650 Fremont Ave N Minneapolis, MN 55412
Parcel ID	04-029-24-43-0226 04-029-24-43-0193 04-029-24-43-0192
Lot Size	Three parcels on 0.47 acres 20,261 SF total
Building Size	4,800 SF
Zoning	CM1 – Neighborhood Mixed-Use
Uses	Office, nonprofit, community, institutional
Year Built/ Renovated	1923 2009
2025 Taxes	\$490.00 <i>owned by a "501(c)(3) organization</i>

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Site Features

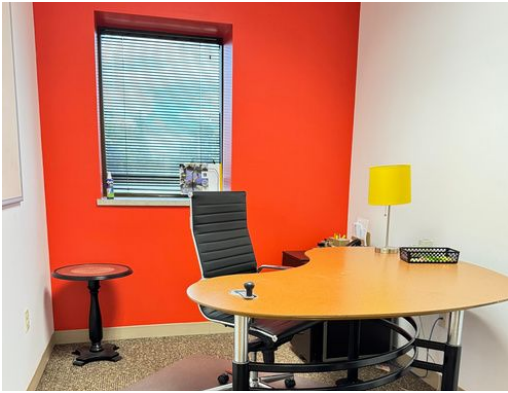
Parking	~20 surface spaces onsite
Exterior	Brick/masonry construction, modern finish
Ceiling Height	9' - 10' throughout office building
Fire Protection	Fully sprinklered, modern fire/life safety systems
Roof	Flat roof, membrane system (2009)
Heating/Cooling	Central HVAC with rooftop units
Restrooms	Multiple ADA-compliant restrooms



Site Plan



3650 Fremont Ave N
Interior Photos



Camden



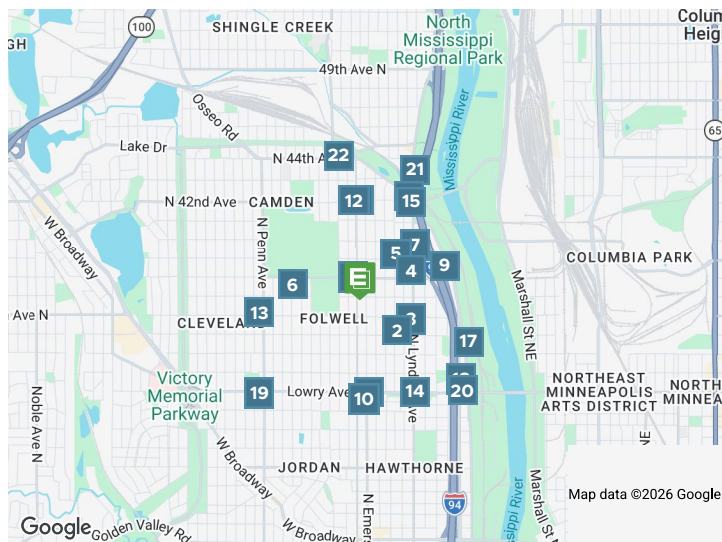
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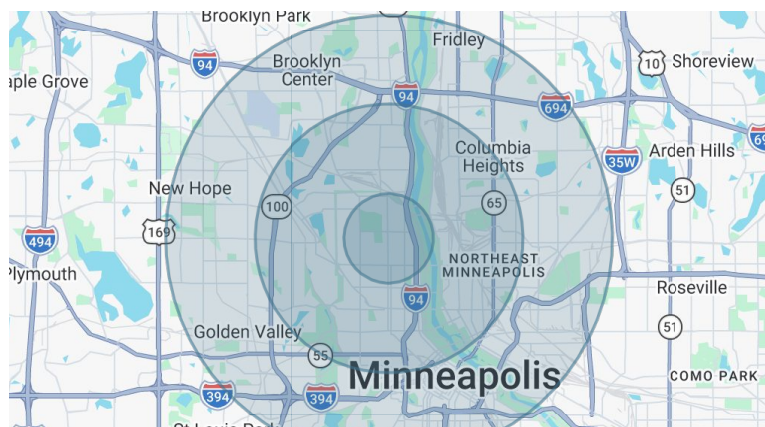
BIKE SCORE



- | | | | |
|----|---------------------------------------|----|-----------------------------------|
| 1 | Super USA | 14 | Lowry Grocery & Deli |
| 2 | Djembe Goat Skins | 15 | Natural Me Apothecary |
| 3 | Northside Food Market | 15 | Heal Mpls (Herbs, Eats, All Love) |
| 4 | Love Your Pillow by Appointment | 16 | Joy Luck Restaurant |
| 5 | C's Kitchen LLC | 16 | Subway |
| 6 | The Gourmet Dog Bakery | 17 | Champion Auto Systems |
| 7 | Comida ECUATORIANA | 18 | Rivera Booths |
| 8 | Hui's Chow Mein | 19 | The Lowry Cafe |
| 8 | Q'Noble Homemade Meals | 20 | Burger King |
| 9 | MSE Graphics LLC | 21 | City Afrique Restaurant |
| 10 | So Low Grocery Outlet | 21 | H & a Fish and Chicken Lyndale N |
| 11 | T-Shoppe Bar | 22 | Sandwich Club |
| 12 | Camden Mart & Great American
Pizza | 22 | Wendy's House of Soul, Inc. |
| 13 | Quick Stop | 22 | North Market |

Demographics	1 Mile	3 Miles	5 Miles
Total population	22,368	152,438	426,138
Median age in years	32.7	34.9	33.9
Total households	7,745	62,622	184,783
Median household income	\$66,106	\$81,571	\$76,002
Average household size	2.87	2.40	2.20
Average home value	\$351,205	\$395,663	\$433,220

Data Source: ESRI/ArcGIS (2025)



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Neighborhood Photos

