

FOR SALE

# 3015 E Franklin Ave

3015 E Franklin Ave, Minneapolis, MN 55406

Charming investment property in Minneapolis' Seward neighborhood with opportunities for office, studio, retail, or gallery use, plus residential and ADU potential just blocks from the Mississippi River trails.



**Building Size**

2,164 SF

**Year Built**

1901

**Sale Price**

\$495,000

## 3015 E Franklin Ave

### About the Property

3015 E Franklin Ave is a charming investment property in Minneapolis' Seward neighborhood offering a rare blend of commercial and residential flexibility. Positioned along the active E Franklin Ave corridor, the ~660 SF storefront features a bright, welcoming lobby, two private offices, and a lower level with a restroom, ideal for boutique retail, office, wellness, or studio use. Attached to the storefront, yet capable of being fully separated, is a thoughtfully designed live/work space with two bedrooms, living area, kitchen, and restroom with its own private entrance. A patio and detached two-stall garage provide additional outdoor space and future ADU potential, making the property well suited for owner-occupants, investors, or those seeking long-term or short-term rental opportunities.

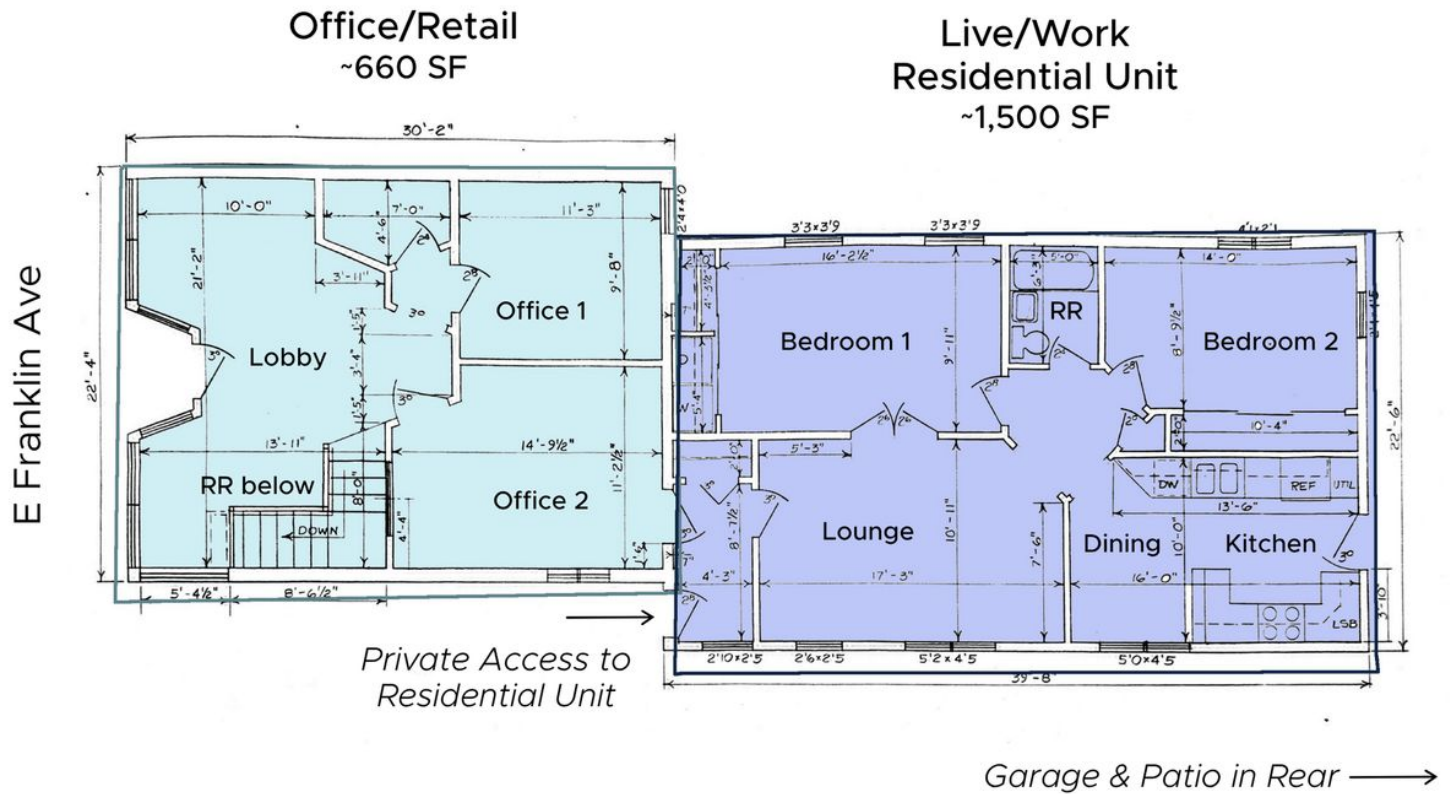
### Location

Located in the heart of Minneapolis' vibrant Seward neighborhood, this unique property offers an ideal blend of urban convenience and natural surroundings. Just steps from the scenic West River Parkway & Mississippi River trails, it provides easy access to biking, walking, and outdoor recreation. The neighborhood boasts longtime favorites like Seward Café and Seward Community Co-op, as well as newer hotspots like Darling Cafe and A Bar of Their Own, plus an eclectic mix of independent shops & local businesses. The property is well-connected by multiple Metro Transit bus lines and the Franklin Ave Blue Line station, ensuring seamless access to downtown Minneapolis.

- ✓ Flexible potential for office, studio, retail, or gallery use
- ✓ Separate live/work space with private access providing opportunity for short or long-term rental unit
- ✓ Character-filled layout with private offices and gathering spaces
- ✓ Detached two-stall garage plus additional off-street parking
- ✓ Opportunity for future garage ADU addition

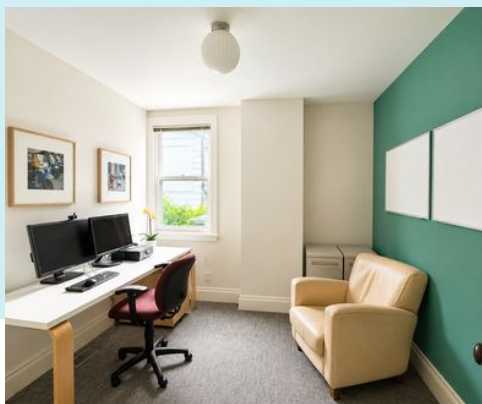


## Site Plan



3015 E Franklin Ave

## Photos



Office



*Staged for visualization purposes*



Residential

3015 E Franklin Ave

# Site Overview

|                      |                                                                                         |
|----------------------|-----------------------------------------------------------------------------------------|
| <b>Address</b>       | 3015 E Franklin Ave<br>Minneapolis, MN 55406                                            |
| <b>Parcel ID</b>     | 36-029-24-11-0121                                                                       |
| <b>Lot Size</b>      | 0.09 acres<br>3,899 SF total<br>35 feet of frontage on Franklin Ave                     |
| <b>Building Size</b> | 2,156 SF                                                                                |
| <b>Zoning</b>        | CM2 Corridor Mixed-Use District allows small, moderate, and large-scale commercial uses |
| <b>Uses</b>          | Office, studio, gallery, creative workspace, live/work potential                        |
| <b>Parking</b>       | 2 in garage + 2 on slab in front of garage                                              |
| <b>Year Built</b>    | 1901                                                                                    |



3015 E Franklin Ave

## Major Capital Improvements



|             |                                                                           |
|-------------|---------------------------------------------------------------------------|
| <b>2023</b> | New carpet throughout<br>New kitchen floor                                |
| <b>2022</b> | Buried fiber optic cable to office furnaces                               |
| <b>2020</b> | New exterior paint<br>New interior paint - 50%                            |
| <b>2017</b> | Roof repair and replacement of middle section of roof (original pre-2007) |
| <b>2016</b> | New garage heater                                                         |
| <b>2014</b> | New storm windows                                                         |
| <b>2012</b> | Stucco repair                                                             |
| <b>2011</b> | (2) New air conditioners<br>(2) New furnaces<br>(1) Water heater          |
| <b>2010</b> | Gutters                                                                   |

## The Neighborhood

# Seward

Seward is a vibrant, eclectic Minneapolis neighborhood nestled along the Mississippi River, celebrated for its strong community ties, sustainability values, and walkable urban character. With a rich mix of historic charm and modern amenities, Seward offers local restaurants, bike trails, parks, and easy access to the University of Minnesota and major health and education institutions.



81

WALK SCORE



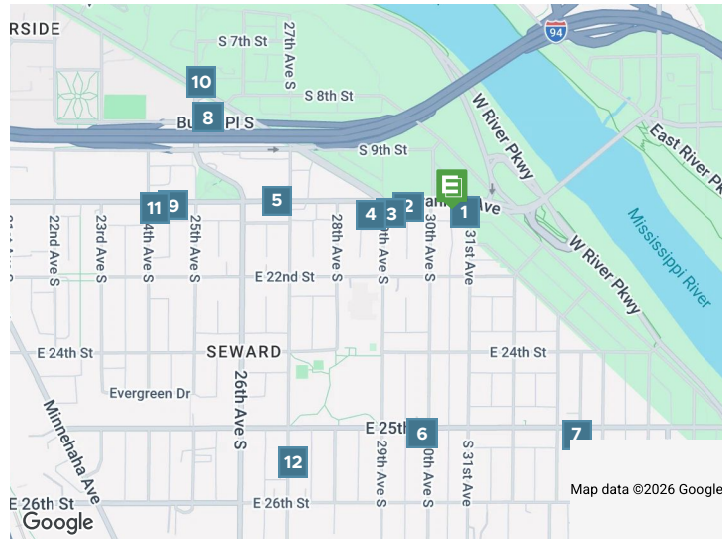
55

TRANSIT SCORE



100

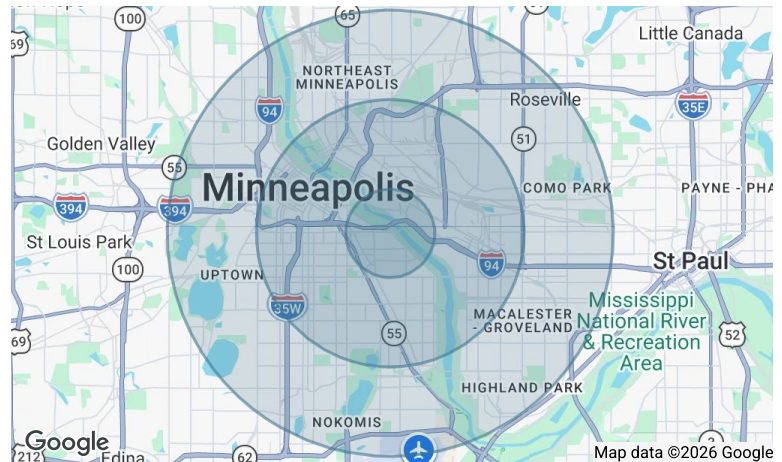
BIKE SCORE



- |                                                       |                                  |
|-------------------------------------------------------|----------------------------------|
| 1 Gandhi Mahal Restaurant                             | 6 Cafe Racer Kitchen             |
| 1 Curry in a Hurry - New Generation Serving Tradition | 7 Darling                        |
| 2 Qahwa Zone                                          | 8 Urban Cafe Riverside           |
| 3 Woodland Stoves & Fireplace                         | 9 Capitol Cafe                   |
| 4 Seward Community Co-Op - Franklin Store             | 10 Davanni's Pizza & Hot Hoagies |
| 5 Zipps Liquors                                       | 11 Iftin Restaurant              |
| 5 Code Blu Coffee                                     | 12 El Diablo Amps & Guitars      |
| 5 Steady Tattoo & Body Piercing                       |                                  |

| Demographics            | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------------|-----------|-----------|-----------|
| Total population        | 28,598    | 246,842   | 516,760   |
| Median age in years     | 24.2      | 31.7      | 33.9      |
| Total households        | 10,888    | 112,121   | 230,583   |
| Median household income | \$47,382  | \$69,587  | \$80,909  |
| Average household size  | 2.09      | 2.03      | 2.12      |
| Average home value      | \$462,374 | \$476,264 | \$488,571 |

Data Source: ESRI/ArcGIS (2025)



## Neighborhood Photos

