Transwestern

518 Malcolm Ave SE |Minneapolis, MN

BUILDING FOR SALE



Property Details

LOCATION

Location:	518 Malcolm Ave SE | Minneapolis MN
Land Size:	1.71 Acres | 74,297 SF
PID:	30.029.23.11.0020
Zoning:	I2: Medium Industrial District

FOR SALE

Asking Price:	Negotiable
2026 Taxes:	$29,436.92

HIGHLIGHTS

- Highly desirable Prospect Park location with exceptional proximity to the University of Minnesota
- U of M has 50,000+ students and 20,000 faculty/staff
- Excellent development site with outside storage possible



CO-TENANT RETAILERS

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	22,464	200,948	538,391
DAYTIME POPULATION	28,241	318,587	644,551
MEDIAN HH INCOME	$54,008	$71,071	$78,567

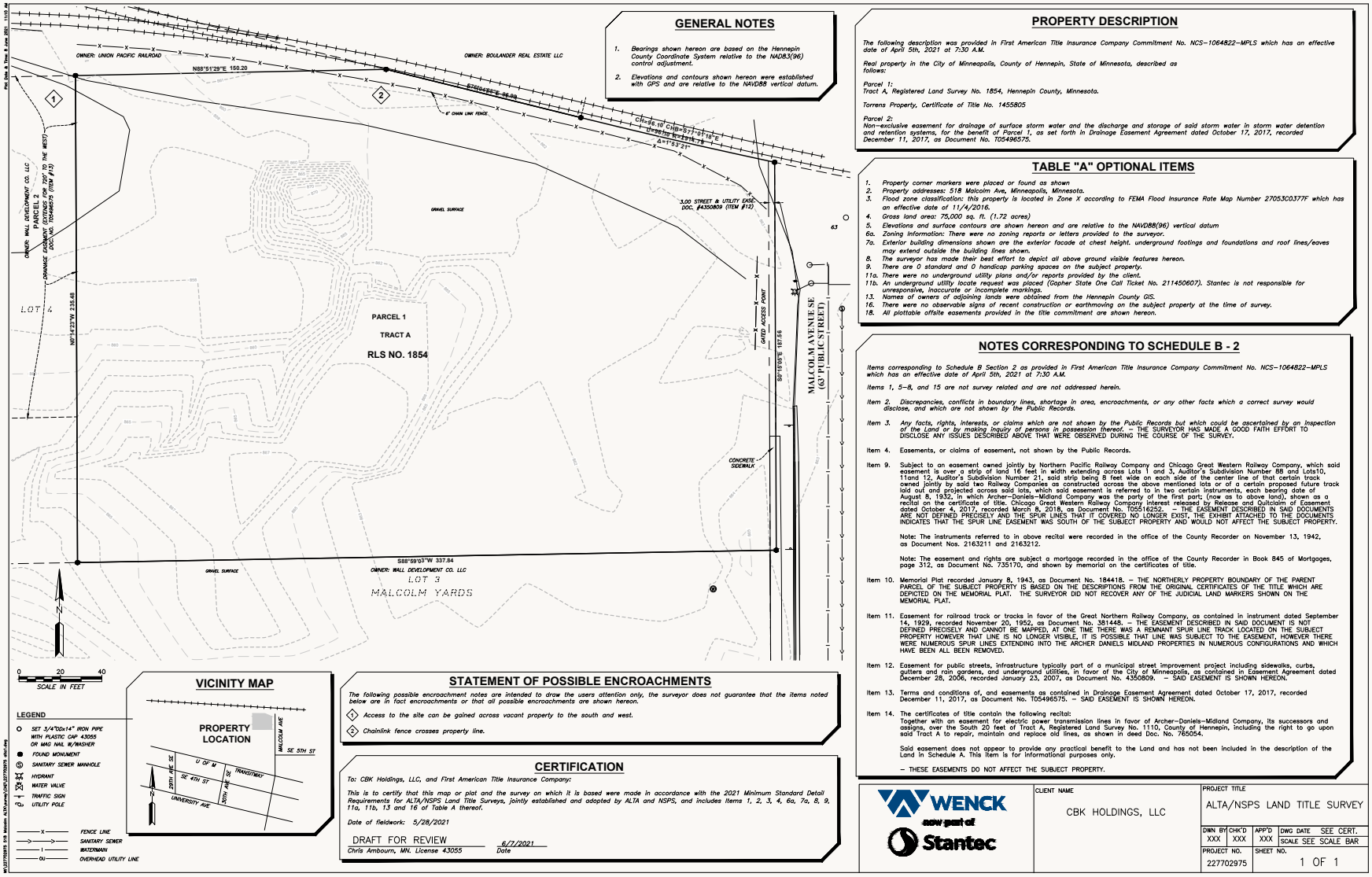
** Sources: ESRI 2026 est & MN Dept of Transportation 2023 Study avgs are per day total cars*

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Alta Land Title Survey



GENERAL NOTES

1. Bearings shown hereon are based on the Hennepin County Coordinate System relative to the NAD83(96) control adjustment.
2. Elevations and contours shown hereon were established with GPS and are relative to the NAVD88 vertical datum.

PROPERTY DESCRIPTION

The following description was provided in First American Title Insurance Company Commitment No. NCS–1064822–MPLS which has an effective date of April 5th, 2021 at 7:30 A.M.

Real property in the City of Minneapolis, County of Hennepin, State of Minnesota, described as follows:

Parcel 1:
Tract A, Registered Land Survey No. 1854, Hennepin County, Minnesota.

Torrens Property, Certificate of Title No. 1455805

Parcel 2:
Non–exclusive easement for drainage of surface storm water and the discharge and storage of said storm water in storm water detention and retention systems, for the benefit of Parcel 1, as set forth in Drainage Easement Agreement dated October 17, 2017, recorded December 11, 2017, as Document No. T05496575.

TABLE "A" OPTIONAL ITEMS

1. Property corner markers were placed or found as shown
2. Property addresses: 518 Malcolm Ave, Minneapolis, Minnesota.
3. Flood zone classification: this property is located in Zone X according to FEMA Flood Insurance Rate Map Number 27053C0377F which has an effective date of 11/4/2016.
4. Gross land area: 75,000 sq. ft. (1.72 acres)
5. Elevations and surface contours are shown hereon and are relative to the NAVD88(96) vertical datum
6a. Zoning Information: There were no zoning reports or letters provided to the surveyor.
7a. Exterior building dimensions shown are the exterior facade at chest height. underground footings and foundations and roof lines/eaves may extend outside the building lines shown.
8. The surveyor has made their best effort to depict all above ground visible features hereon.
9. There are 0 standard and 0 handicap parking spaces on the subject property.
11a. There were no underground utility plans and/or reports provided by the client.
11b. An underground utility locate request was placed (Gopher State One Call Ticket No. 211450607). Stantec is not responsible for unresponsive, inaccurate or incomplete markings.
13. Names of owners of adjoining lands were obtained from the Hennepin County GIS.
16. There were no observable signs of recent construction or earthmoving on the subject property at the time of survey.
18. All plottable offsite easements provided in the title commitment are shown hereon.

NOTES CORRESPONDING TO SCHEDULE B - 2

Items corresponding to Schedule B Section 2 as provided in First American Title Insurance Company Commitment No. NCS–1064822–MPLS which has an effective date of April 5th, 2021 at 7:30 A.M.

Items 1, 5–8, and 15 are not survey related and are not addressed herein.

Item 2. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.

Item 3. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof. – THE SURVEYOR HAS MADE A GOOD FAITH EFFORT TO DISCLOSE ANY ISSUES DESCRIBED ABOVE THAT WERE OBSERVED DURING THE COURSE OF THE SURVEY.

Item 4. Easements, or claims of easement, not shown by the Public Records.

Item 9. Subject to an easement owned jointly by Northern Pacific Railway Company and Chicago Great Western Railway Company, which said easement is over a strip of land 16 feet in width extending across Lots 1 and 3, Auditor's Subdivision Number 88 and Lots10, 11and 12, Auditor's Subdivision Number 21, said strip being 8 feet wide on each side of the center line of that certain track owned jointly by said two Railway Companies as constructed across the above mentioned lots or of a certain proposed future track laid out and projected across said lots, which said easement is referred to in two certain instruments, each bearing date of August 8, 1932, in which Archer–Daniels–Midland Company was the party of the first part; (now as to above land), shown as a recital on the certificate of title. Chicago Great Western Railway Company interest released by Release and Quitclaim of Easement dated October 4, 2017, recorded March 8, 2018, as Document No. T05516252. – THE EASEMENT DESCRIBED IN SAID DOCUMENTS ARE NOT DEFINED PRECISELY AND THE SPUR LINES THAT IT COVERED NO LONGER EXIST. THE EXHIBIT ATTACHED TO THE DOCUMENTS INDICATES THAT THE SPUR LINE EASEMENT WAS SOUTH OF THE SUBJECT PROPERTY AND WOULD NOT AFFECT THE SUBJECT PROPERTY.

Note: The instruments referred to in above recital were recorded in the office of the County Recorder on November 13, 1942, as Document Nos. 2163211 and 2163212.

Note: The easement and rights are subject a mortgage recorded in the office of the County Recorder in Book 845 of Mortgages, page 312, as Document No. 735170, and shown by memorial on the certificates of title.

Item 10. Memorial Plat recorded January 8, 1943, as Document No. 184418. – THE NORTHERLY PROPERTY BOUNDARY OF THE PARENT PARCEL OF THE SUBJECT PROPERTY IS BASED ON THE DESCRIPTIONS FROM THE ORIGINAL CERTIFICATES OF THE TITLE WHICH ARE DEPICTED ON THE MEMORIAL PLAT. THE SURVEYOR DID NOT RECOVER ANY OF THE JUDICIAL LAND MARKERS SHOWN ON THE MEMORIAL PLAT.

Item 11. Easement for railroad track or tracks in favor of the Great Northern Railway Company, as contained in instrument dated September 14, 1929, recorded November 20, 1952, as Document No. 381448. – THE EASEMENT DESCRIBED IN SAID DOCUMENT IS NOT DEFINED PRECISELY AND CANNOT BE MAPPED, AT ONE TIME THERE WAS A REMNANT SPUR LINE TRACK LOCATED ON THE SUBJECT PROPERTY HOWEVER THAT LINE IS NO LONGER VISIBLE, IT IS POSSIBLE THAT LINE WAS SUBJECT TO THE EASEMENT, HOWEVER THERE WERE NUMEROUS SPUR LINES EXTENDING INTO THE ARCHER DANIELS MIDLAND PROPERTIES IN NUMEROUS CONFIGURATIONS AND WHICH HAVE BEEN ALL BEEN REMOVED.

Item 12. Easement for public streets, infrastructure typically part of a municipal street improvement project including sidewalks, curbs, gutters and rain gardens, and underground utilities, in favor of the City of Minneapolis, as contained in Easement Agreement dated December 28, 2006, recorded January 23, 2007, as Document No. 4350809. – SAID EASEMENT IS SHOWN HEREON.

Item 13. Terms and conditions of, and easements as contained in Drainage Easement Agreement dated October 17, 2017, recorded December 11, 2017, as Document No. T05496575. – SAID EASEMENT IS SHOWN HEREON.

Item 14. The certificates of title contain the following recital:
Together with an easement for electric power transmission lines in favor of Archer–Daniels–Midland Company, its successors and assigns, over the South 20 feet of Tract A, Registered Land Survey No. 1110, County of Hennepin, including the right to go upon said Tract A to repair, maintain and replace old lines, as shown in deed Doc. No. 765054.

Said easement does not appear to provide any practical benefit to the Land and has not been included in the description of the Land in Schedule A. This item is for informational purposes only.

– THESE EASEMENTS DO NOT AFFECT THE SUBJECT PROPERTY.

VICINITY MAP

LEGEND

- SET 3/4"ODx14" IRON PIPE WITH PLASTIC CAP 43055 OR MAG NAIL W/WASHER
- FOUND MONUMENT
- SANITARY SEWER MANHOLE
- HYDRANT
- WATER VALVE
- TRAFFIC SIGN
- UTILITY POLE
- FENCE LINE
- SANITARY SEWER
- WATERMAIN
- OVERHEAD UTILITY LINE

STATEMENT OF POSSIBLE ENCROACHMENTS

The following possible encroachment notes are intended to draw the users attention only, the surveyor does not guarantee that the items noted below are in fact encroachments or that all possible encroachments are shown hereon.

1. Access to the site can be gained across vacant property to the south and west.
2. Chainlink fence crosses property line.

CERTIFICATION

To: CBK Holdings, LLC, and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 8, 9, 11a, 11b, 13 and 16 of Table A thereof.

Date of fieldwork: 5/28/2021

DRAFT FOR REVIEW
Chris Ambourn, MN. License 43055

6/7/2021
Date

WENCK now part of Stantec

CLIENT NAME: CBK HOLDINGS, LLC

PROJECT TITLE: ALTA/NSPS LAND TITLE SURVEY

DWN BY	CHK'D	APP'D	DWG DATE
XXX	XXX	XXX	SEE CERT.

SCALE SEE SCALE BAR

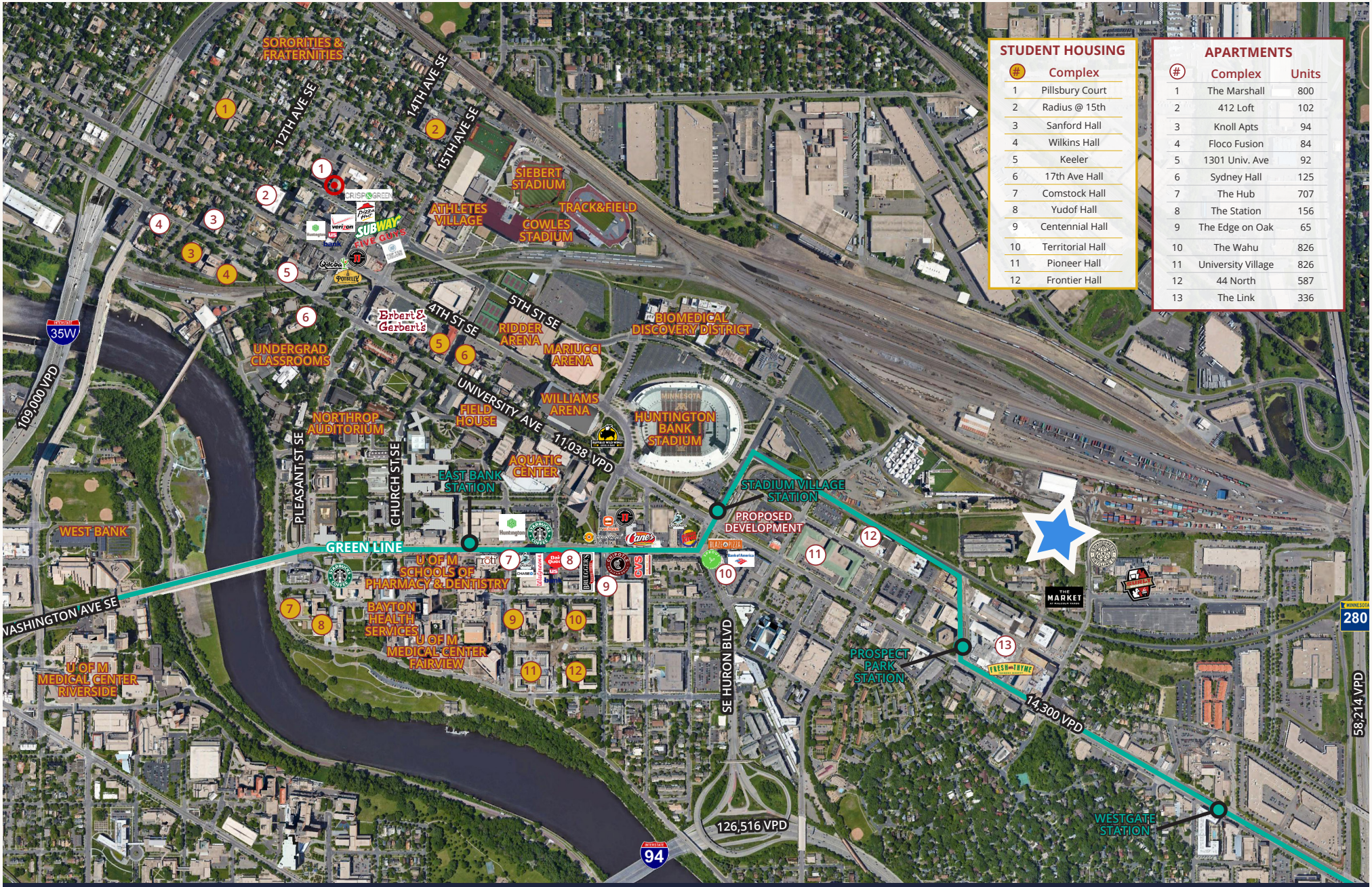
PROJECT NO. 227702975

SHEET NO. 1 OF 1

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STUDENT HOUSING

#	Complex
1	Pillsbury Court
2	Radius @ 15th
3	Sanford Hall
4	Wilkins Hall
5	Keeler
6	17th Ave Hall
7	Comstock Hall
8	Yudof Hall
9	Centennial Hall
10	Territorial Hall
11	Pioneer Hall
12	Frontier Hall

APARTMENTS

#	Complex	Units
1	The Marshall	800
2	412 Loft	102
3	Knoll Apts	94
4	Floco Fusion	84
5	1301 Univ. Ave	92
6	Sydney Hall	125
7	The Hub	707
8	The Station	156
9	The Edge on Oak	65
10	The Wahu	826
11	University Village	826
12	44 North	587
13	The Link	336

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