



Property Report for 1251 Washington N Ave, Minneapolis, MN 55401



0br / 0ba
Beds/Baths



49,558 sqft
Living Area



2 acres
Lot Size



1987
Year Built



29yr 10mo
Ownership Length



\$5,175,000
Assessed Value



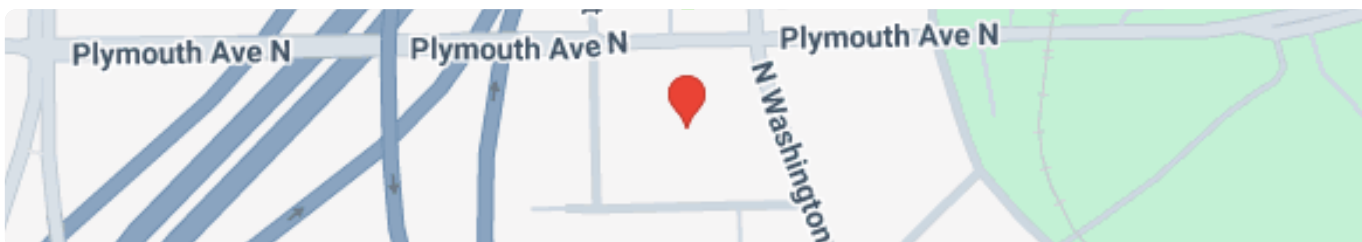
Summary



Monitor Property



☐ OFF



Property Address: 1251 WASHINGTON AVE N	City, State, Zipcode: MINNEAPOLIS, MN 55401	Latitude: 44.991425	Longitude: -93.282105
County: HENNEPIN	APN: 22-029-24-21-0076	Legal Description: 003 010 BROWNS SUBD OF BLKS CASE & MOORES THAT PART OF LOTS 1 THRU 7 INCL BLK 10 BROWNS SUBD OF BLKS CASE & MOORES ADDN AND	Legal Subdivision: BROWNS SUBD OF BLKS CASE & MOORES
Property Type: RETAIL	Owner Status: NOT OCCUPIED	Owner Type: COMPANY	Trust Description: N/A
Company Flag: YES	Property Use: COMMERCIAL	Stories: 1	Structure Style: N/A



 Owners	 Liens & Judgments
 Deeds	 Foreclosure Records
 Building Permits	 Listings History
 Values	 Property Details
 Loans	 Flood Risk
 Taxes	 Noise Score
 Tax History	 Residents
 Images	 Neighborhood

Owners

Owner's Name(s) _____

 **WILLOW ASSOCIATES LLC**

Owner's Mailing Address _____

 **2476 Lone Eagle Trl, Woodbury, MN 55129**

Deeds

 Grantee's Name(s): N/A	 Deed Owner Address: N/A	 Ownership Category: COMPANY	
 Owner Occupied: 0	 Grantor's Name(s): N/A	 Transaction Amount: N/A	 Transaction Mortgage Amount: N/A
 Transaction Type: N/A	 Document: 597267	 Title Company: N/A	 Transaction Date: N/A
 Document Type: N/A	 Property Type: Commercial	 County: N/A	 Transfer Doc #: N/A
 Transfer Transaction #: 597267	 Sale Document Book #: N/A	 Last Document #: N/A	





Building Permits



 Permit #1

Effective Date:	03/30/2022
Job Value:	N/A
Status:	issued
Type:	Electrical permit
Sub Type:	Multi-family dwelling
Business Name:	Hunt Electric Corporation
Home Owner:	Avivo
Fees:	\$36
Permit Number:	ELE2203-08705
Description:	Wo 22031042 avivo village exterior lighting changeout to led - 3 ckts 16 fixtures

 Permit #2

Effective Date:	11/07/2021
Job Value:	N/A
Status:	final
Type:	Electrical permit
Sub Type:	Technology systems
Business Name:	LVC Companies INC
Home Owner:	Indoor Villages
Fees:	\$36
Permit Number:	ELE2012-01335
Description:	Install voice fa system in building jeremy hanzel 2001249

 Permit #3

Effective Date:	10/28/2021
Job Value:	N/A
Status:	final
Type:	Electrical permit
Sub Type:	Non-dwelling
Business Name:	Hunt Electric Corporation
Home Owner:	Avivo
Fees:	\$106
Permit Number:	ELE2109-10411
Description:	Wo 21090769 avivo hand dryers - power and wiring

 Permit #4

Effective Date:	05/18/2021
Job Value:	N/A
Status:	final
Type:	Electrical permit
Sub Type:	Non-dwelling
Business Name:	BEN Franklin Electric INC
Home Owner:	Avivo
Fees:	\$721
Permit Number:	ELE2011-02940
Description:	Remodel existing warehouse into (100) indoor shelter

 Permit #5

Permit #5

Effective Date:	01/01/1900
Job Value:	N/A
Status:	complete
Type:	plumbing
Sub Type:	N/A
Business Name:	Modern Heating & AIR Conditioning INC
Home Owner:	Willow Associates LLC
Fees:	\$85
Permit Number:	BLDG859546
Description:	Install one (1) new water cooler

Permit #6

Effective Date:	01/01/1900
Job Value:	\$2,970
Status:	issued
Type:	Mechanical
Sub Type:	N/A
Business Name:	Pfiffner Heating & AIR Conditioning Service INC
Home Owner:	Willow Associates LLC
Fees:	\$134
Permit Number:	BLDG871104
Description:	Gas unit heater replacement

Permit #7

Effective Date:	01/01/1900
Job Value:	\$250,000
Status:	complete
Type:	Commercial
Sub Type:	N/A
Business Name:	Greiner Construction INC
Home Owner:	Willow Associates LLC
Fees:	\$4,647
Permit Number:	BLDG865850
Description:	Temporary limited occupancy of housing with services facility. Sleeping space only - no office or meeting spaces to be occupied. Certificate of occupancy required yes special inspections required no const type: ii-b occupancy: i-1 condition 1 2020 msbc occupant load: for tco only - 16 residents and 5 staff sprinklered: yes tenant: avivo - indoor village floor(s): 1 sac: __charges __credits = __ net met council letter dated _na - see final building permit_ architect: awb - alex haecker #48654 engineer: roland johnson #5964

Permit #8

Effective Date:	01/01/1900
Job Value:	N/A
Status:	complete
Type:	plumbing
Sub Type:	N/A
Business Name:	Modern Heating & AIR Conditioning INC
Home Owner:	Willow Associates LLC
Fees:	\$85
Permit Number:	BLDG875351
Description:	For an ice machine - waste vent and water and install floor



Permit #9

Effective Date:	01/01/1900
Job Value:	\$15,250
Status:	complete
Type:	Sprinklr
Sub Type:	N/A
Business Name:	Escape Fire Protection
Home Owner:	Willow Associates LLC
Fees:	\$731
Permit Number:	BLDG860253
Description:	Tenant-indoor villages description of work- addition (122) heads in pallet 64 shelter units & restroom/shower trailers

Permit #10

Effective Date:	01/01/1900
Job Value:	\$49,000
Status:	complete
Type:	Mechanical
Sub Type:	N/A
Business Name:	Modern Heating & AIR Conditioning INC
Home Owner:	Willow Associates LLC
Fees:	\$1,000
Permit Number:	BLDG859547
Description:	Adding two exhaust fan dryers exhaust exhaust grilles and all associated duct work. Refer to attached drawings

Permit #11

Effective Date:	01/01/1900
Job Value:	\$2,079,311
Status:	complete
Type:	Commercial
Sub Type:	N/A
Business Name:	Greiner Construction INC
Home Owner:	Willow Associates LLC
Fees:	\$44,462
Permit Number:	BLDG856131
Description:	Remodel for new non-permanent shelter facility see code alternates for fire protection plumbing facilities and energy code compliance certificate of occupancy required yes mechanical plans required for certificate of occupancy mechanical plans/letter of means of compliance submitted\ special inspections required no const type: ii-b occupancy: i-1 condition 1 2020 msbc occupant load: not to exceed 100 residents with associated supervisory and support staff. Sprinklered: yes tenant: indoor village floor(s): 1 sac: _16.41_charges _8.42_credits = _8_ net met council letter dated _10/27/20_ architect: awh - alex haecker #48654 engineer: roland johnson #5964

Permit #12

Effective Date:	01/01/1900
Job Value:	N/A
Status:	complete
Type:	plumbing
Sub Type:	N/A
Business Name:	Modern Heating & AIR Conditioning INC
Home Owner:	Willow Associates LLC
Fees:	\$1,533
Permit Number:	BLDG86
Description:	Install waste vent & water for plumbing fixtures



Permit #13

Effective Date:	01/01/1900
Job Value:	\$35,000
Status:	complete
Type:	Alarm
Sub Type:	N/A
Business Name:	LOW Voltage Contractors
Home Owner:	Willow Associates LLC
Fees:	\$1,362
Permit Number:	BLDG862608
Description:	Tenant- indoor village description of work- install voice fire alarm system in building

**Values**

Market Value Estimate:

N/A

Property Square Footage:

49,558 Sq Ft

Market Value Per Sq Ft:

N/A

Rent Estimate:

N/A

Last Sale Date:

N/A

Last Sale Amount:

N/A**Loans**

We could not locate any loan records. It's important to keep in mind that the lack of information or results in our reports may not always be entirely accurate, comprehensive, or current. Therefore, we kindly advise against solely relying on our findings and recommend conducting your own thorough research.

**Taxes**

 Tax Bill Amount: \$172,113	 Tax Year Assessed: 2024	 Total Assessed Value: \$5,175,000	 Land Assessed Value: \$2,337,900
 Additions Assessed Value: \$2,837,100	 Tax Assessed Change %: 54%	 Previous Assessed Value: \$5,175,000	 Last Assessor Tax Roll Update: 02/01/2025
 Assessor Last Updated: 2024	 Zoning Category: COMPANY	 Zoned Code Local: I2	 Zoning Type: COMMERCIAL
 Property Use Standardized: 135	 Property Use Municode: C	 Year Built: 1987	 Tax Exemption: N/A
 Tax Delinquent: N/A			

Tax History

YEAR	PROPERTY TAXES	CHANGE	TAX ASSESSMENT	CHANGE
2023	\$146,652	3.24%	\$4,500,000	7.50%
2022	\$142,043	5.06%	\$4,186,000	4.99%
2021	\$135,201	3.33%	\$3,987,000	10.00%
2020	\$130,842	6.24%	\$3,624,500	10.00%
2019	\$123,153	3.49%	\$3,295,000	5.10%
2018	\$118,999	4.11%	\$3,135,000	10.00%
2017	\$114,303	7.55%	\$2,850,000	11.20%
2016	\$106,283	4.00%	\$2,563,000	10.00%
2015	\$102,191	-3.18%	\$2,330,000	1.44%
2014	\$105,551	7.18%	\$2,297,000	0.00%
2013	\$98,479	0.00%	\$2,297,000	0.00%
2012	\$98,479	-	\$2,297,000	-

Liens & Judgments

-  Liens and Judgments information can vary in accuracy and may be subject to change over time due to updates or corrections made by relevant authorities. Additionally, please be aware that the address information used to match Lien and Judgment records may not always precisely match the property address.
-  We could not locate any lien records. It's important to keep in mind that the lack of information or results in our reports may not always be entirely accurate, comprehensive, or current. Therefore, we kindly advise against solely relying on our findings and recommend conducting your own thorough research.



Foreclosure / Pre-Foreclosure

Foreclosure

This property is not classified as a foreclosure.

Pre-Foreclosure



We could not locate any pre-foreclosure records. It's important to keep in mind that the lack of information or results in our reports may not always be entirely accurate, comprehensive, or current. Therefore, we kindly advise against solely relying on our findings and recommend conducting your own thorough research.

Listings History



We could not locate any listings records. It's important to keep in mind that the lack of information or results in our reports may not always be entirely accurate, comprehensive, or current. Therefore, we kindly advise against solely relying on our findings and recommend conducting your own thorough research.

Property Details

**0**

Bedrooms

**0**

Bathrooms

**49,558 Sq Ft**

Living Area

**2 Acres**

Lot Size

**1987**

Year Built



 Rooms

Bath Count:	0
Bath Partial Count:	0
Bedrooms Count:	0
Rooms Count:	0
Stories Count:	1
Units Count:	0
Bonus Room:	Not on File
Breakfast Nook:	Not on File
Cellar Room:	Not on File
Wine Cellar Room:	Not on File
Exercise Room:	Not on File
Family Room:	Not on File
Game Room:	Not on File
Great Room:	Not on File
Hobby Room:	Not on File
Laundry Room:	Not on File
Media Room:	Not on File
Mud Room:	Not on File
Office Room:	Not on File
Safe Room:	Not on File
Sitting Room:	Not on File
Storm Room:	Not on File
Study Room:	Not on File
Sunroom:	Not on File
Utility Room:	Not on File

 Area

Building:	49558
Building Definition Code:	Total Area
Gross:	49558
1st Floor:	49558
2nd Floor:	0
Upper Floors:	0
Lot Acres:	2 Acres
Lot SF:	106286.00
Lot Depth:	360.0
Lot Width:	280.0
Rooms Attic:	Not on File
Rooms Basement:	0
Rooms Basement Finished:	Not on File
Patio:	0
Deck:	Not on File
Balcony:	Not on File



 Parking



Garage:	Not on File
Garage Area:	0
Carport:	0
RV Parking Flag:	Not on File
Space Count:	0
Driveway Area:	0

 Construction Details



Roof Material:	Not on File
Roof Construction:	FLAT
Structure Style:	Not on File
Exterior Code:	CONCRETE
Foundation:	Not on File
Construction:	CONCRETE
Interior Structure:	Not on File
Plumbing Fixtures Count:	0
Safety Fire Sprinklers Flag:	Not on File





Property Features



Fireplace:	Not on File
Fireplace Count:	0
Pool:	Not on File
Pool Area:	0
Security Alarm Flag:	Not on File
Accessibility Elevator Flag:	Not on File
Accessibility Handicap Flag:	Not on File
Escalator Flag:	0
Central Vacuum Flag:	Not on File
Content Intercom Flag:	Not on File
Content Sound System Flag:	Not on File
Wet Bar Flag:	Not on File
Content Storm Shutter Flag:	Not on File
Content Overhead Door Flag:	Not on File
Porch Code:	Not on File
Porch Area:	0
Deck Flag:	Not on File
Feature Balcony Flag:	Not on File
Breezeway Flag:	Not on File
Topography Code:	Not on File
Fence Area:	0
Courtyard Flag:	Not on File
Arbor Pergola Flag:	Not on File
Golf Course Green Flag:	Not on File
Tennis Court Flag:	Not on File
Sports Court Flag:	Not on File
Arena Flag:	Not on File
Water Feature Flag:	Not on File
Pond Flag:	Not on File
Boat Lift Flag:	Not on File
Buildings Count:	Not on File
Bath House Flag:	Not on File
Boat Access Flag:	Not on File
Boat House Flag:	Not on File
Cabin Area:	Not on File
Cabin Flag:	Not on File
Canopy Area:	Not on File
Canopy Flag:	Not on File
Gazebo Area:	Not on File
Gazebo Flag:	Not on File
Grainery Area:	Not on File
Grainery Flag:	Not on File
Green House Area:	Not on File
Green House Flag:	Not on File
Guest House Flag:	Not on File
Kennel Flag:	Not on File
Milk House Flag:	Not on File
Outdoor Kitchen Fireplace Flag:	Not on File



Pool House Flag:	Not on File
Poultry House Flag:	Not on File
Quonset Flag:	Not on File
Shed Code:	Not on File
Silo Flag:	Not on File
Stable Flag:	Not on File
Storage Building Flag:	Not on File
Pole Structure Flag:	Not on File
Publication Date:	05/07/2025
Parcel Shell Record:	Not on File



Utilities / Green Energy Details



HVAC Cooling Detail:	YES
HVAC Heating Detail:	FORCED AIR
HVAC Heating Fuel:	Not on File
Utilities Sewage Usage:	Not on File
Utilities Water Source:	Not on File
Utilities Mobile Home Hookup Flag:	Not on File



Parcel



Raw:	22-029-24-21-0076
Formatted:	Not on File
Year Added:	1995
Alternate:	Not on File
Map Book:	Not on File
Map Page:	Not on File
Year Change:	0
Previous:	Not on File
Account Number:	Not on File

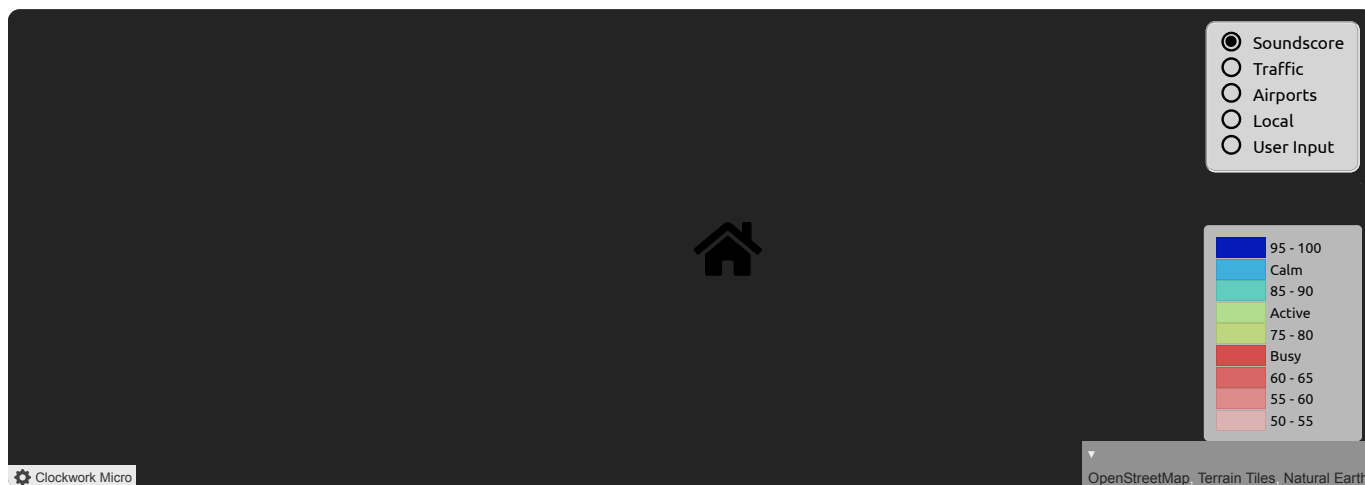


Legal



Description:	003 010 BROWNS SUBD OF BLKS CASE & MOORES THAT PART OF LOTS 1 THRU 7 INCL BLK 10 BROWNS SUBD OF BLKS CASE & MOORES ADDN AND
Range:	24
Township:	29
Section:	22
Quarter:	NW
Subdivision:	BROWNS SUBD OF BLKS CASE & MOORES
Phase:	Not on File
Tract Number:	0
Block 1:	10
Block 2:	Not on File
Lot Number 1:	3
Lot Number 2:	2
Lot Number 3:	Not on File
Unit:	Not on File





 Residents

-  Tia Carol Foley
-  Tia C. Foley
-  Chelsey Lynn Sorenson
-  Chelsey Sorenson
-  Chelsey L. Sorenson
-  Chelsey C. Sorenson
-  John Jacob White
-  John White
-  John J. White
-  John Whitely
-  Brandon Jeffrey Neadeau
-  Brandon Neadeau
-  Joseph John Foote
-  Joseph Foote
-  Joseph J. Foote
-  Jessica Arlene Eull
-  Jessica A. Eull
-  Jessica A. Johnson
-  Jessica Horwitz
-  Jessica Ajohnson
-  Jessica Johnson
-  Jessica Arlene Johnson
-  Shannon D. Mizell
-  Shannon Mizell
-  Shannon Diane Mizell

 Neighborhood



Area Information

Anchored in the heart of the Midwest, with the pulsating vibe of Chicago to its southeast and the sprawling plains beyond, Minneapolis stands as a beacon of urban sophistication amidst natural grandeur. As the nucleus of over 430,000 residents, the city pulsates with an average age of 32, reflecting a youthful energy intertwined with seasoned wisdom. The demographic portrait of Minneapolis is as diverse as its seasons, with 63% White, 18% Black, 10% Hispanic, and a varied conglomeration of other ethnic backgrounds adding to its cultural richness. Investors, here's your compass point: the average property sale price in Minneapolis confidently stands at \$350,000, while those considering the rental market are looking at a median of \$1,550 per month. The city's [More...](#)



Minneapolis, Minnesota Ratings

A+



Public Schools

C+



Weather

C+



Access to Parks

A



Good for Retirees

B



Cost of Living

B-



Commute

A



Access to Restaurants

A+



Good for Young Professionals

A+



Health & Fitness

A



Access to Bars

A+



Crime & Safety



Housing

B-



Outdoor Activities

A-



Access to Coffee Shops

A+



Diversity

B



Jobs

A



Nightlife

A+



Access to Outdoor Activities

A-



Good for Families

B



Walkability

A+

Powered by **NICHE**





Housing



Median Home Value:

\$401,500

Median Rent:

\$2,010

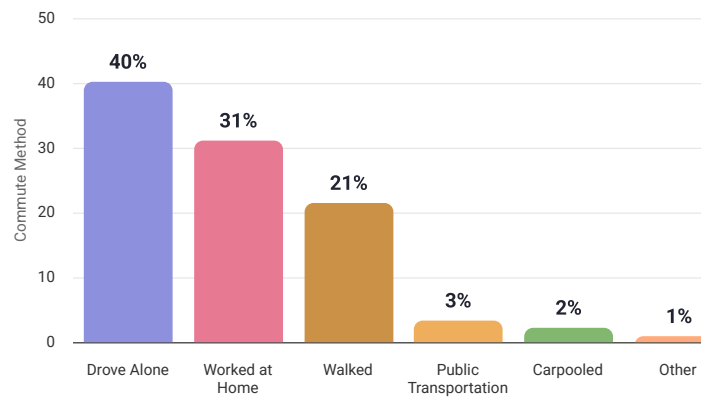
Median Real Estate Tax:

1.21%

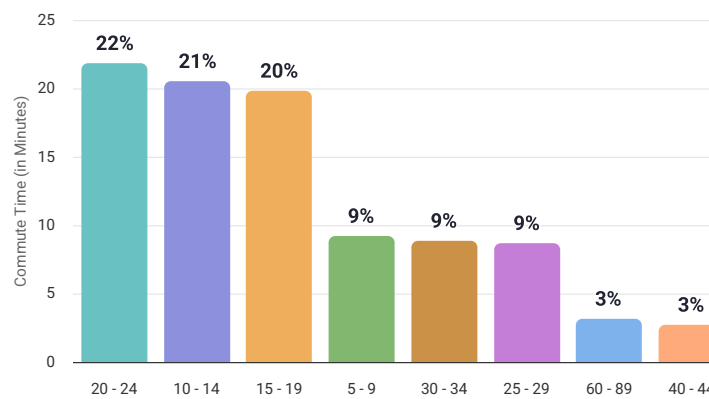
Rent vs. Own:

29%

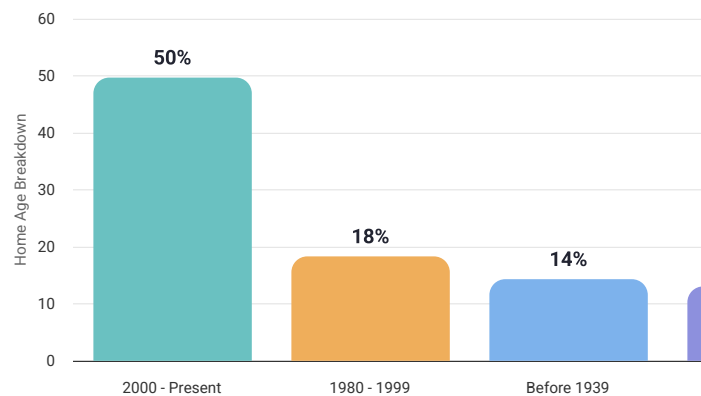
Commute Method



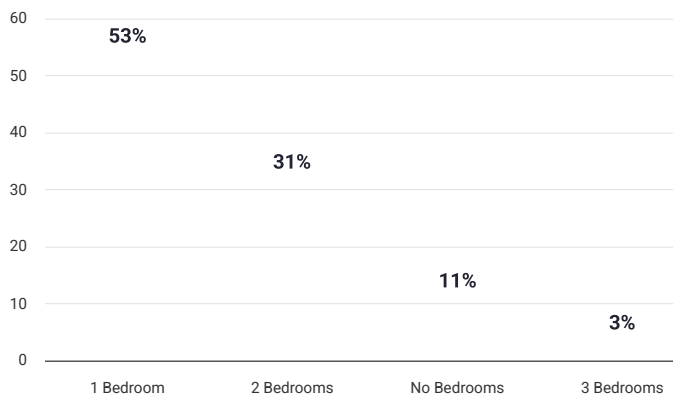
Commute Time (in Minutes)



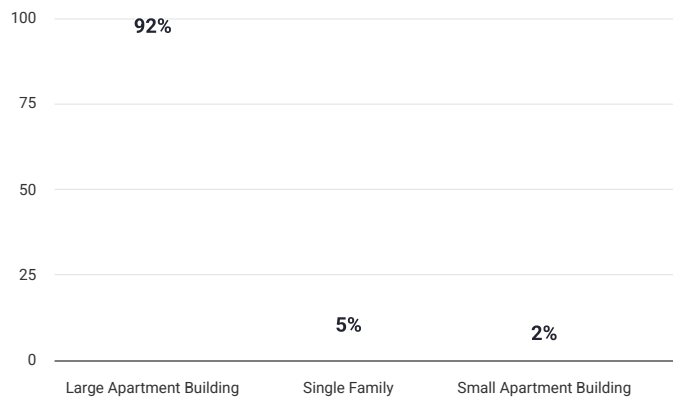
Home Age Breakdown



Home Size Breakdown



Home Type Breakdowns



Crime & Safety

Based on violent and property crime rates.





Jobs

Based on employment rates, job and business growth, and cost of living.

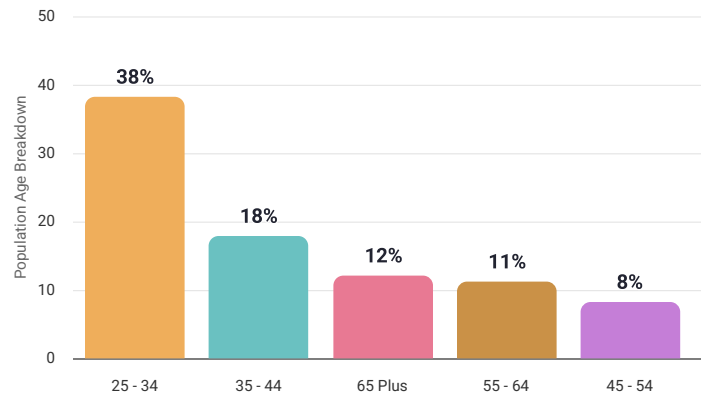


Median Household Income

\$115,651

National N/A

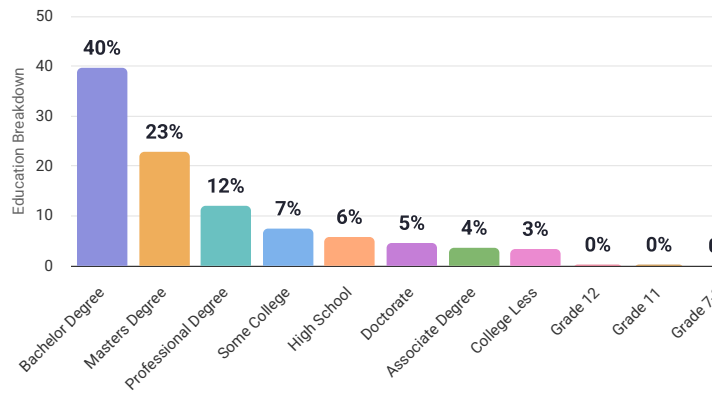
Population Age Breakdown





Education Breakdown

Education Breakdown



DeLaSalle High School

1 DE LA SALLE DR, MINNEAPOLIS, MN 55401



☐ Academics ☐ Teachers ☐ Clubs & Activities ☐ Sports ☐ Resources & Facilities ☐ Diversity ☐ College Prep

Minnesota International Middle School

277 12TH AVE N, MINNEAPOLIS, MN 55401



☐ Academics ☐ Teachers ☐ Diversity

New Horizon Academy - Marquette

111 MARQUETTE AVE, MINNEAPOLIS, MN 55401

Twin Cities International Schools

277 12TH AVE NO, MINNEAPOLIS, MN 55401



☐ Academics ☐ Teachers ☐ Diversity





Diversity

Based on ethnic and economic diversity.



Population:

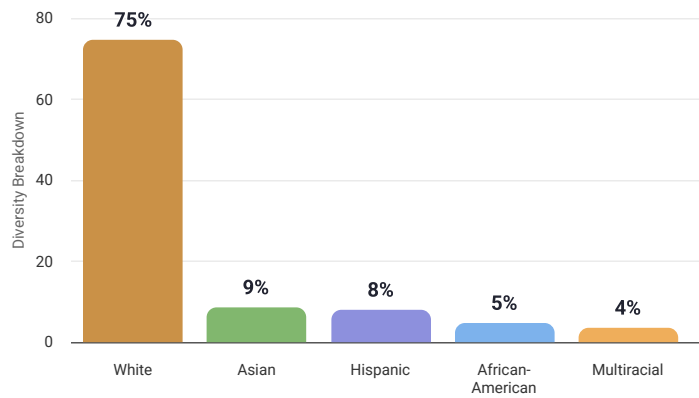
11,526



Unemployment Rate:

1.22%

Diversity Breakdown



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