



2929 LYNDALE

COMMERCIAL/RETAIL BUILDING FOR SALE

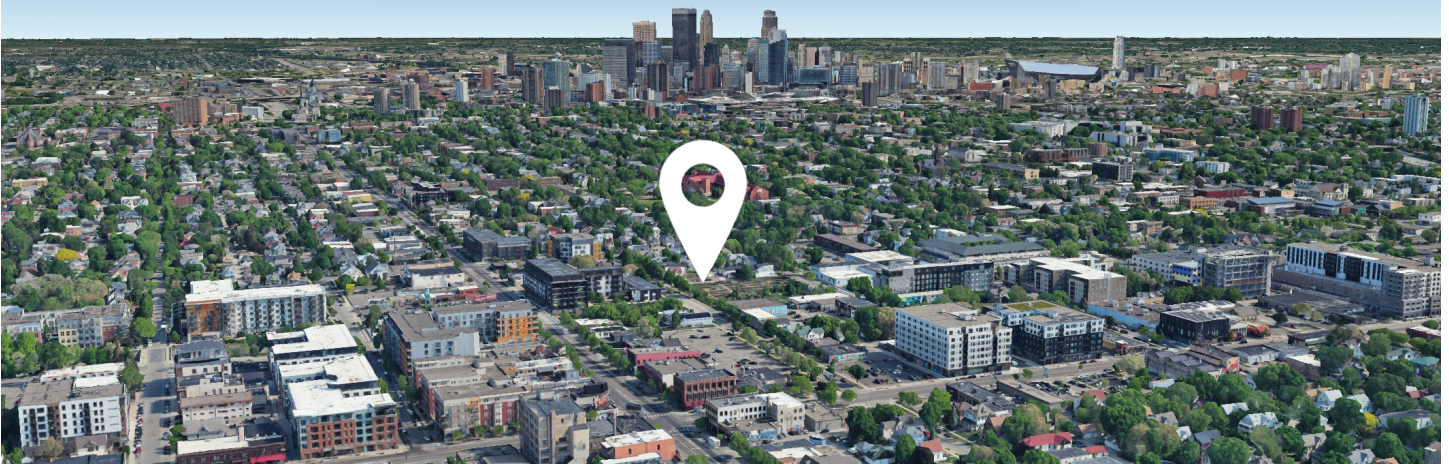
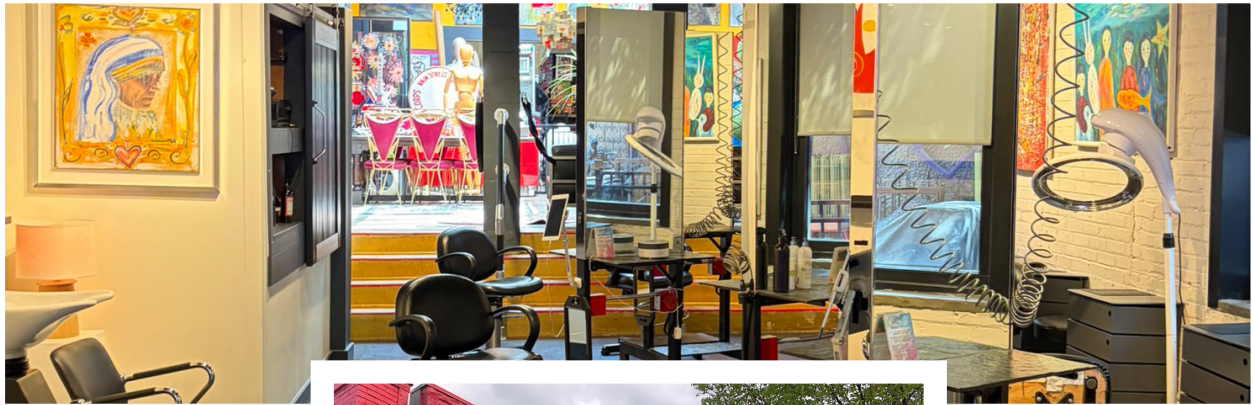
2929 Lyndale Avenue S, Minneapolis, MN 55408

DETAILS

AVAILABLE	4,899 SF Commercial-Mixed Use Building in the heart of LynLake
SALE PRICES	\$1,300,000
LOCATION	Near intersection of Lyndale Avenue and West Lake Street, with numerous small businesses all around
ZONING	C3A - commercial-preferred
SITE SIZE	.11 acres / 4,792 SF

AMENITIES

- C3A zoning - allows for a variety of commercial uses
- Prime Lyndale Avenue frontage with excellent visibility and accessibility
- Located in one of Minneapolis' most walkable districts
- Durable concrete construction
- Surrounded by popular retail, restaurant, and entertainment amenities
- Convenient access to Uptown, Downtown Minneapolis via major arterial routes
- Plenty of mass transportation options in area



Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



Full-Service

From start to finish: we're directly involved every step of the way.

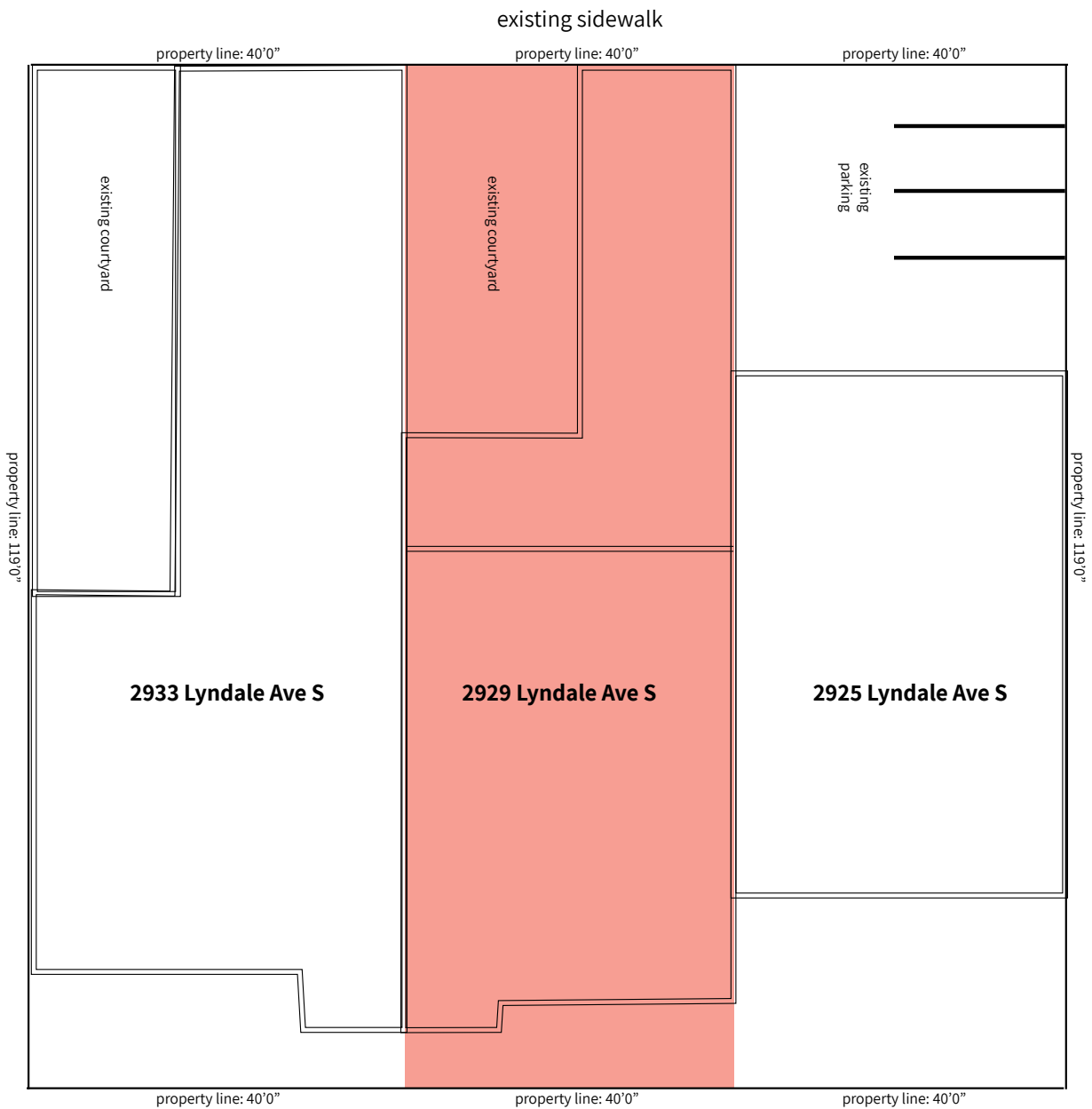
CONTACT US

Mike Doyle

612.242.8820

mdoyle@kenwoodcommercial.com

3 BUILDING FLOOR PLAN



DETAILS

LEGAL ADDRESS	2929 Lyndale Ave S
PID NUMBER	34-029-24-33-0090
BUILDING SF	4,899 SF
SITE SIZE	4,792 SF / 0.11 acres
YEAR BUILT	1918
FLOORS	1
ZONING	C3A - retail & commercial
PARKING	Street parking
PROPERTY TYPE	Commercial-Preferred
USE	Commercial / Mixed Complex
SUBMARKET	Whittier, Lyn-Lake
ACCESS	Lyndale Avenue, I-94, I-35W
CONSTRUCTION - EXTERIOR WALLS	Concrete
SALE PRICE	\$1,300,000



L-shaped. Front strip beside courtyard is ~18' deep; rear ~14' of the south wall extends to ~115' near the alley.

Address	Footprint dimensions	Est. SF	Notes
2929 Lyndale Ave S	112.5' x 39' less 44' x 21' courtyard	~3,530	L-shape; SE corner to ~115'