



2925 LYNDALE

COMMERCIAL/RETAIL BUILDING FOR SALE

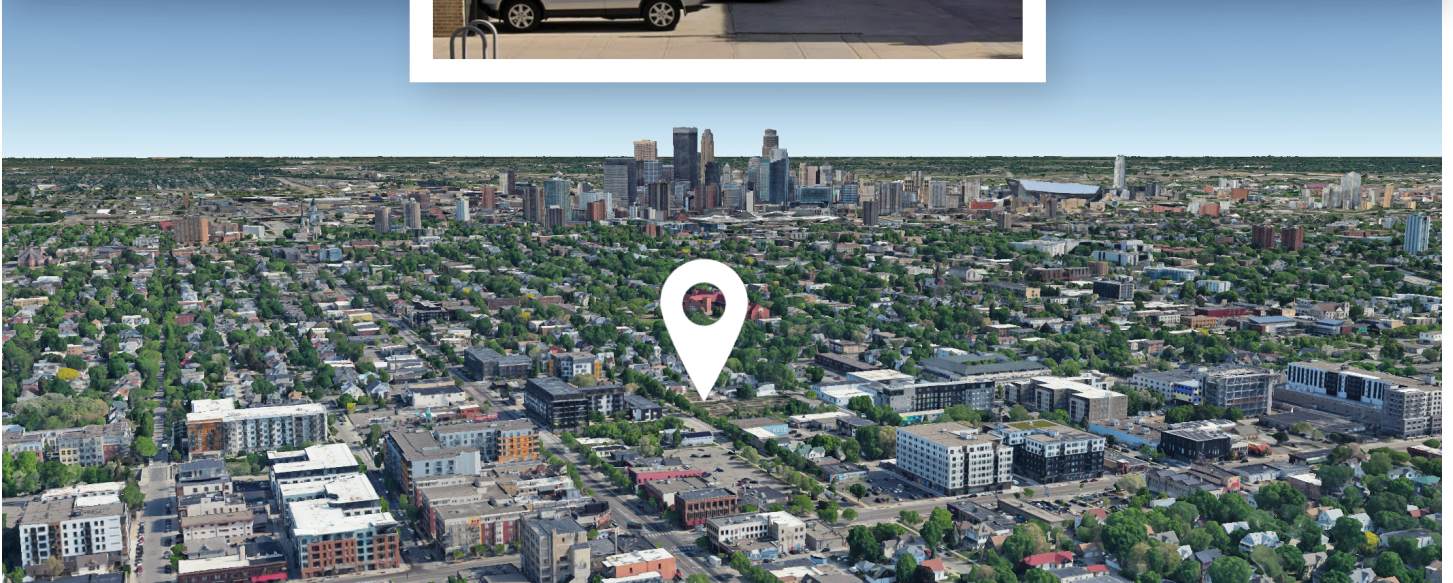
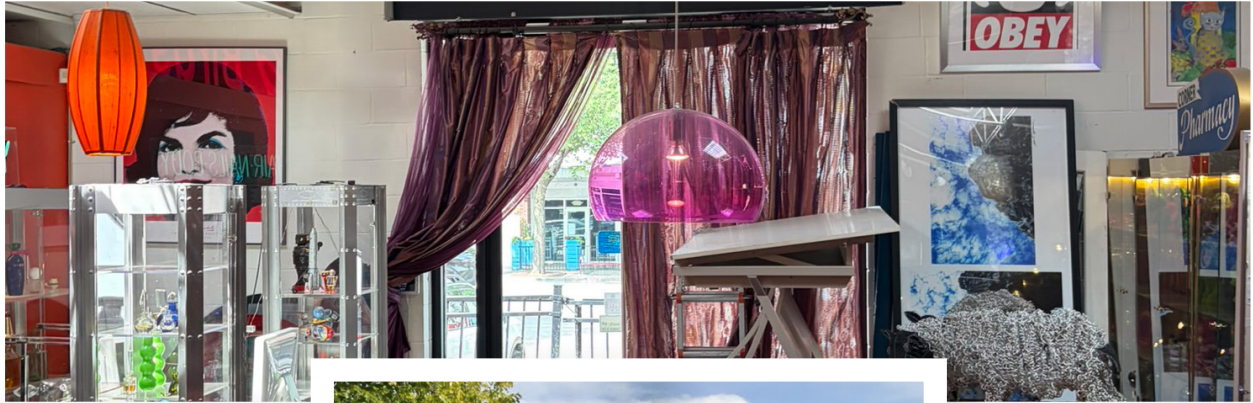
2925 Lyndale Avenue S, Minneapolis, MN 55408

DETAILS

AVAILABLE	Single-Story Retail/Commercial Building
SALE PRICE (REDUCED!)	2925 Lyndale - \$800,000
LOCATION	Near busy 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
Detached garage and on-site parking
Surrounded by the vibrant retail, restaurant, and entertainment amenities of the Lyn=Lake corridor
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

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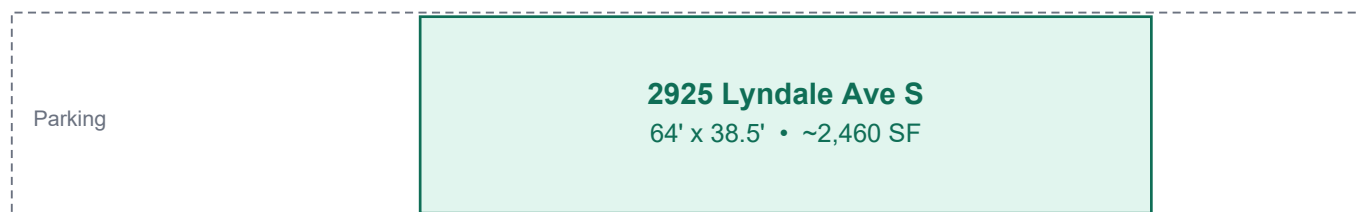


3 BUILDING FLOOR PLAN



DETAILS

LEGAL ADDRESS	2925 Lyndale Ave S
PID NUMBER	34-029-24-33-0091
BUILDING SF	2,560 SF
SITE SIZE	4,792 SF / 0.11 acres
YEAR BUILT	1945
FLOORS	1
ZONING	C3A - retail & commercial
PARKING	Street, 3 spaces in front of building, 2 spaces in rear
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 (REDUCED!)	\$800,000



Lyndale Ave (left) / alley (right). Building set back ~36' behind surface parking; walls ~1' inside side lot lines.

Address	Footprint dimensions	Est. SF	Notes
2925 Lyndale Ave S	64' x 38.5'	~2,460	Rectangle; ~19' rear yard