



2929 LYNDALE

COMMERCIAL/RETAIL BUILDING FOR SALE

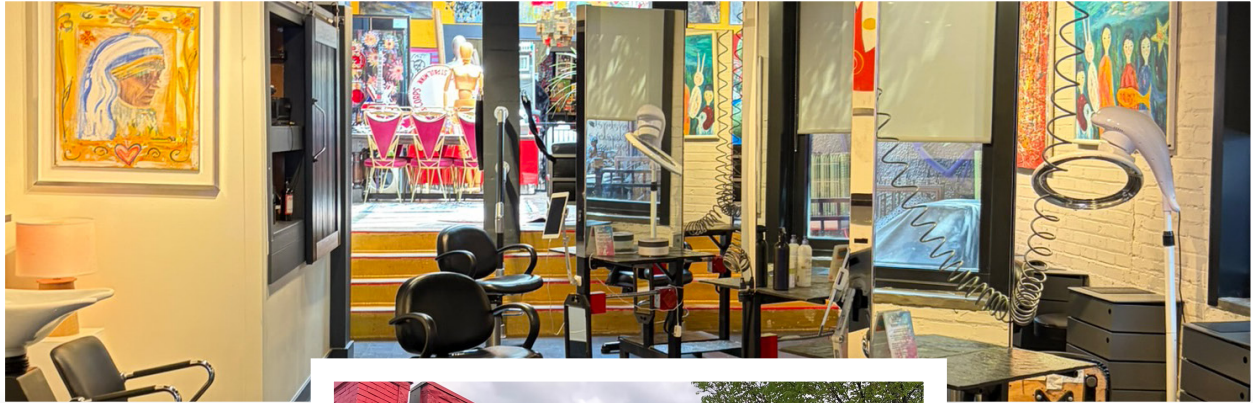
2929 Lyndale Avenue S, Minneapolis, MN 55408

DETAILS

AVAILABLE	4,899 SF Commercial-Mixed Use Building in the heart of LynLake
SALE PRICE (REDUCED!)	\$1,200,000
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

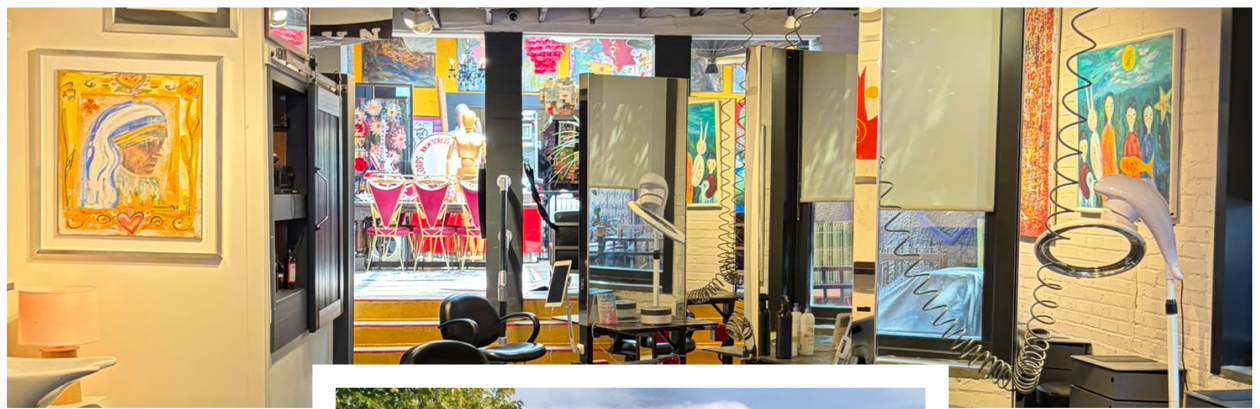
From start to finish: we're directly involved every step of the way.

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 (REDUCED!)	\$1,200,000



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'