

**Price
Reduced!**

~~\$2,400,000~~

\$2,195,000

2922

Lyndale Ave S

Minneapolis, MN

**Retail/Office Building
For Sale**



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 **JLL** SEE A BRIGHTER WAY

Overview



2922 Lyndale Ave S
Minneapolis, MN 55408



Traffic Count:
26,000 vpd on
Lyndale Ave S



Income in Place:
GHQ second-floor space with
flexibility to vacate



Parking:
10 surface stalls
adjacent to the property

Demographics

Radius	1 Mile	3 Mile	5 Mile
Population	47,857	242,809	510,566
Median HH Income	\$62,991	\$71,968	\$75,382
Average HH Income	\$98,154	\$115,190	\$115,912

* Source: 2024 Esri Forecasts based on The Census 2000 and 2010 data converted by Esri into 2020 geography

Highlights

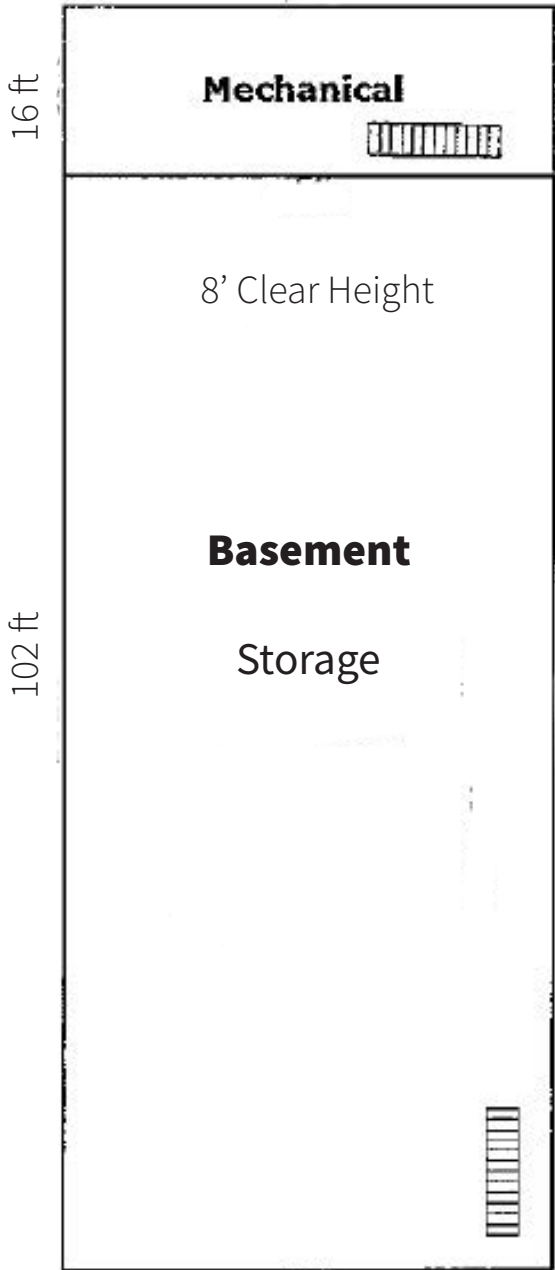
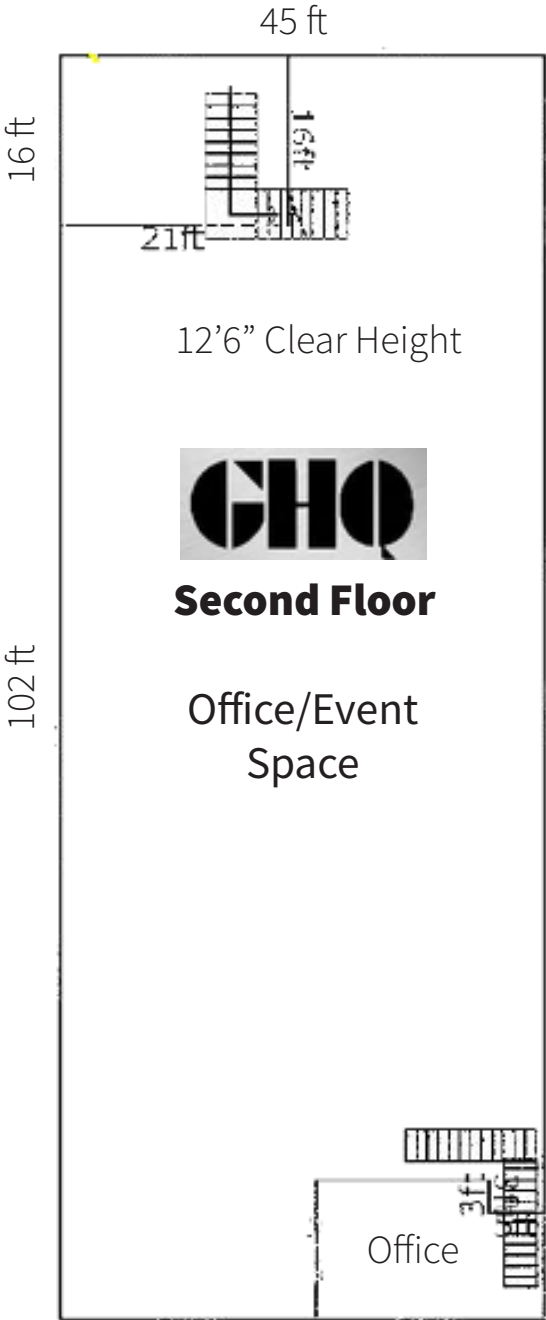
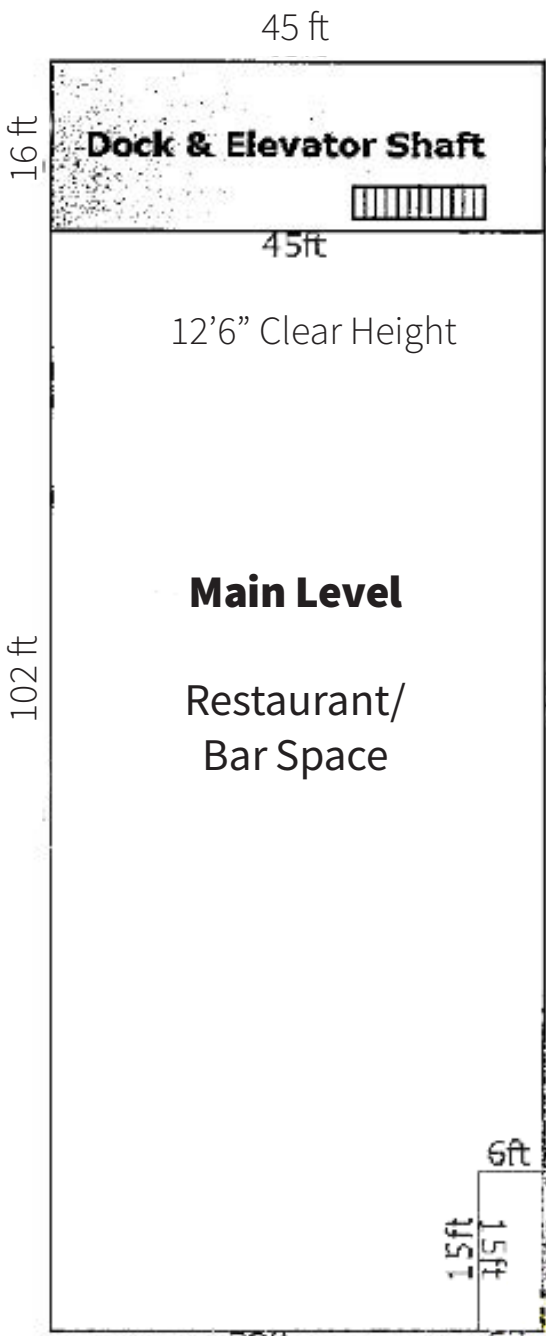
2922 Lyndale Ave S is a two-story office/retail building with a full lower level in the desirable Lyn-Lake neighborhood.

- Highly visible location in the heart of Uptown-Lyn-Lake neighborhood
- Second generation kitchen and bar equipment available
- Adjacent to a developable lot, currently used for patio space and public parking
- Located within a Qualified Opportunity Zone
- Trendy neighborhood with restaurants, retail, shopping and more
- Great opportunity to invest or redevelop in a dynamic area

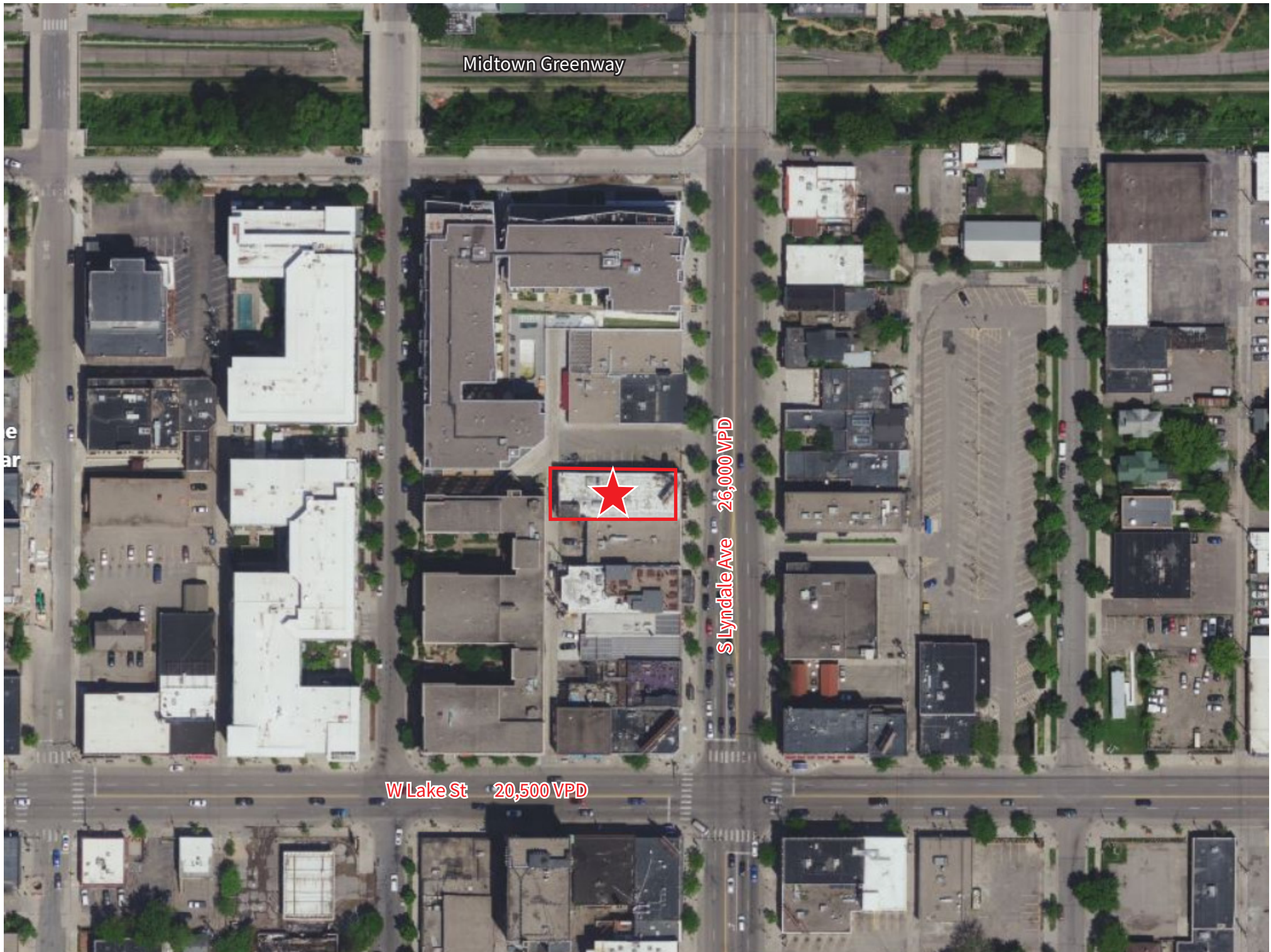
Property specifications

Building size	15,930 SF Total (5,310 SF Floor Plate)
Lot size	0.12 acres
Loading	One (1) 8'x8' dock door Enclosed dumpster storage area
Year built	1917
Zoning	C3A - Community Activity Center District
Billboard	V-shaped clear channel billboard with income
Sale Price	\$2,500,000
2023 Est. Taxes	\$44,796.34 (\$2.82 PSF)
R/U Factor	1.13

Floor plan



*These floor plans are generally consistent with existing conditions but not exact
*Information has not been field verified. Prospective buyer/tenants to confirm



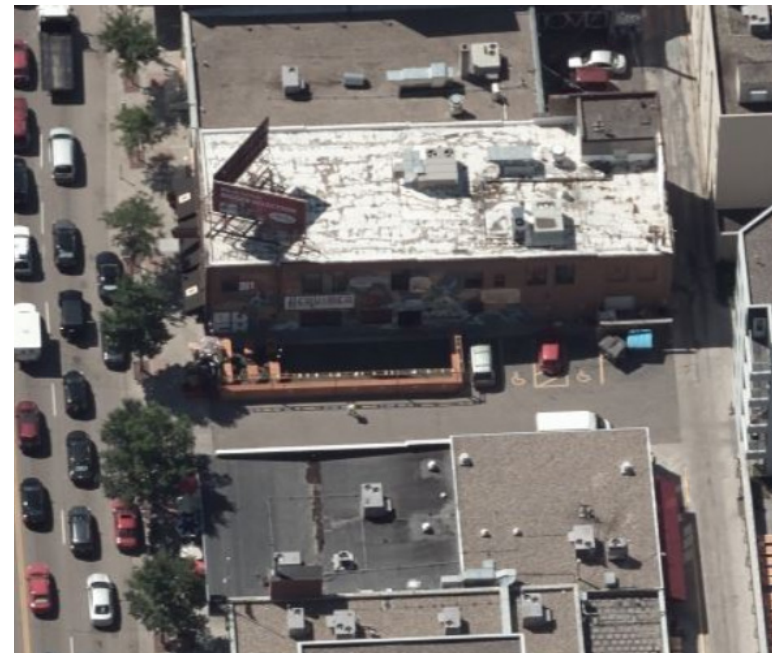
Midtown Greenway

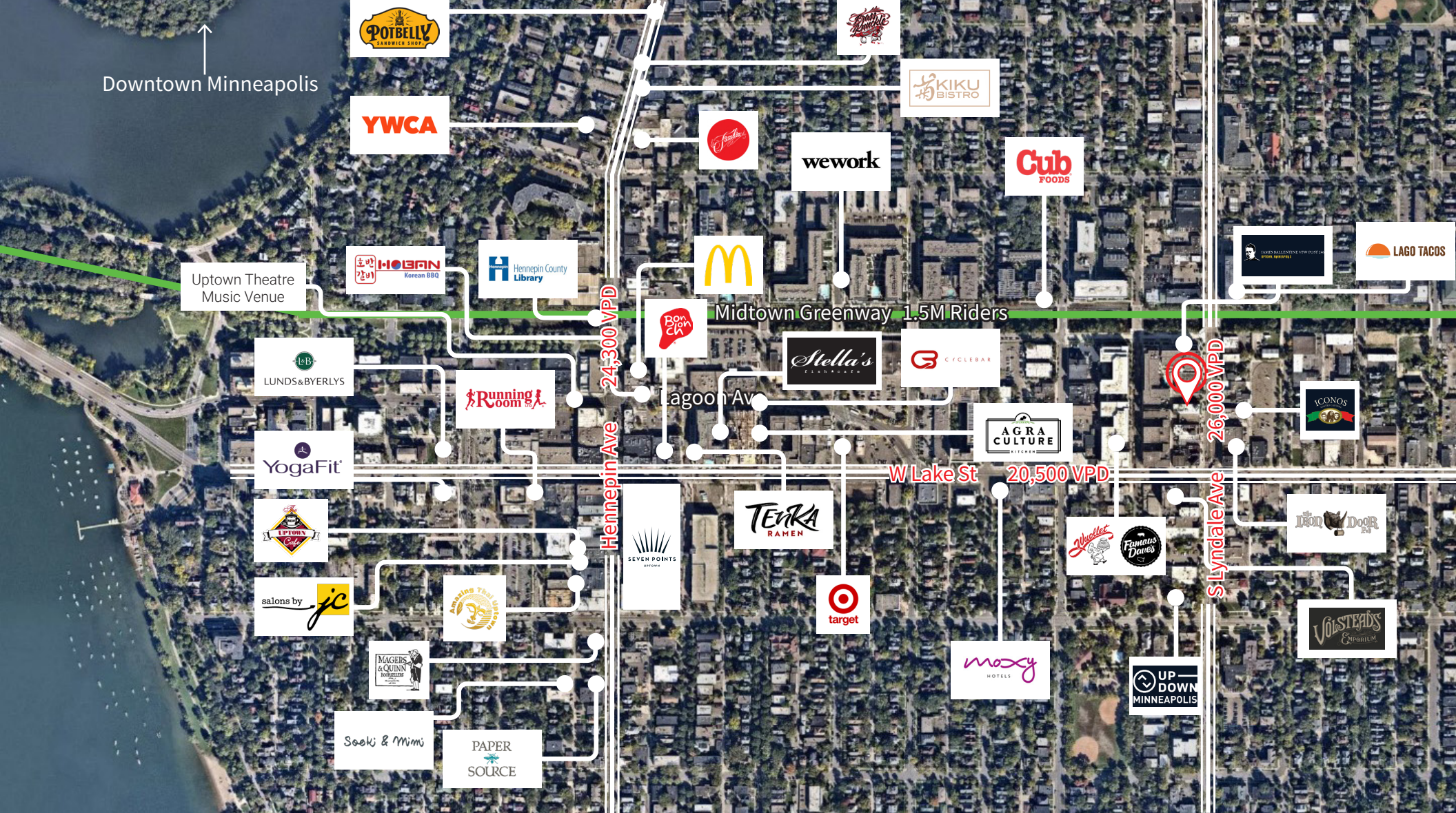


S Lyndale Ave 26,000 VPD

W Lake St 20,500 VPD

Neighboring Lyndale Tenants

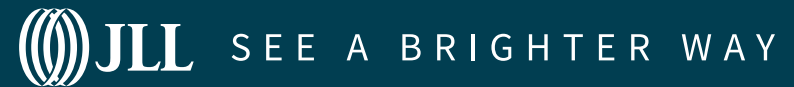




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