



2220 LYNDALE AVENUE S

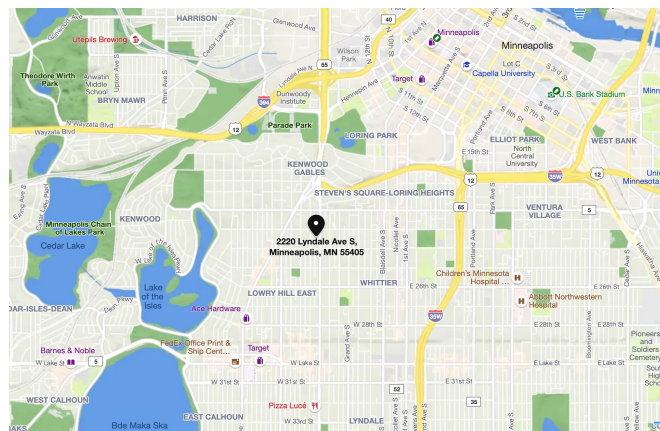
Minneapolis, MN 55405

12,080 SF Flex Building For Sale In Minneapolis!

2220 Lyndale Avenue South is centrally located in the Uptown Area of Minneapolis and is an excellent opportunity for an owner/user. The property is an attractive and rare 1 story, 12,080 SF flex building situated on a 0.35-acre parcel on Lyndale Avenue South. The building has been well maintained and offers street level retail as well as warehouse space with a dock door. The current tenant will remain in the building until March 31, 2022.

Available For Sale: 12,080 SF

- Consists of 9,436 sf warehouse space and 2,644 sf retail
- 2022 Tax: \$36,009.78
- Sale Price: \$1,495,000.00



Highlights and Features:

- County: Hennepin
- PID: 33-029-24-11-0015
- Parcel Size: 0.35 acres
- Year Built: 1956
- Occupancy Type: Single Tenant
- Exterior Finish: Concrete
- Dock Doors: 1
- Ramped Entrance
- Clear Height Warehouse: 17'
- 2 HVAC Units
- Zoning: C1
- Roof Type: Flat - Tar & Gravel
- Pylon sign facing Lyndale Avenue South

Demographics:

- Average Household Population: 1 mile - 28,627, 3 miles - 153,286 and 5 miles - 321,761
- Average Household Income: 1 mile - \$57,380, 3 miles - \$58,818 and 5 miles - \$65,592

Traffic Counts: Lyndale Avenue: 29,500 vpd and 24th Street W: 7,750 vpd



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Building Photo

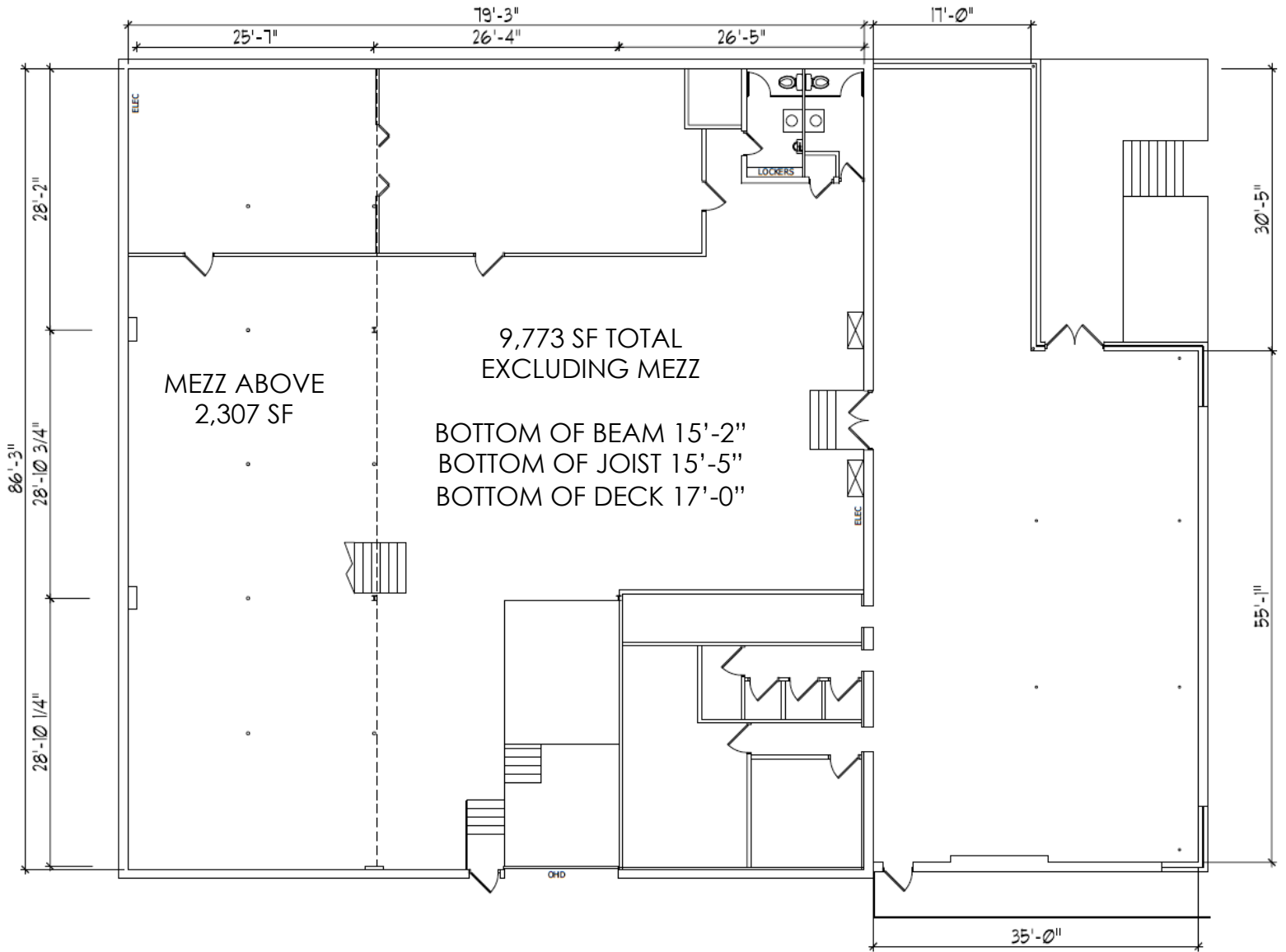


Building Photo



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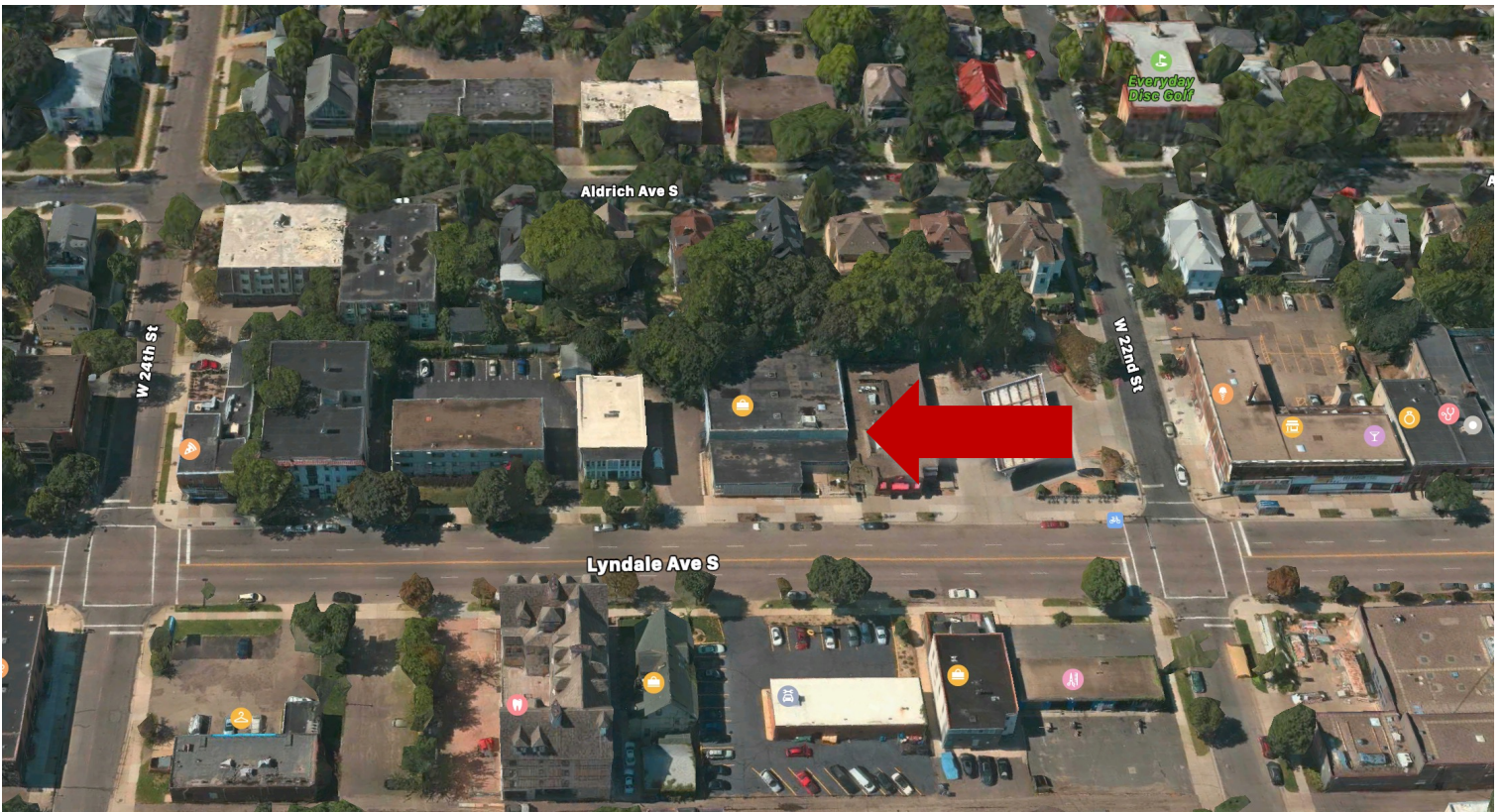
Floor Plan



Parcel Map



Aerial



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