



FOR SALE

SONNY'S CAFE
3401 & 3405 LYNDALE AVENUE SOUTH
MINNEAPOLIS, MN 55408

Results
COMMERCIAL
RE/MAX RESULTS

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PROPERTY INFORMATION

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price	\$1,350,000
Building SF (Both)	7,208 SF
Lot SF	6,534 SF
Zoning	CM2
2025 Taxes (Both)	\$13,764.68
PID#	0302824320060
PID#	0302824320058

PROPERTY OVERVIEW

MIXED USE BUILDINGS - RESTAURANT, OFFICE, APARTMENT, OTHER

3401 & 3405 Lyndale Ave. South has been home to Sonny's Ice Cream, family owned and operated for decades. An incredible success story (www.sonnysicecream.com).

Results Commercial is selling ONLY the real estate, however, the restaurant and commercial kitchen, along with a majority of the Furnishings, Fixtures and Equipment (FF&E) will be included in the sale.

NO lease-back interest from the Sellers.

Excellent opportunity for a new operator of the restaurant, café or bistro to step in and begin operations quickly in a high demand South Minneapolis location. Fully operational street level commercial kitchen.

Formerly two separate buildings but now connected with a walkway. Two separate PID#s with Hennepin County. (See OM details for square footage breakdowns and floor plans for both buildings.)

See next pages for Property Highlights

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PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

MIXED USE BUILDINGS - RESTAURANT, OFFICE, APARTMENT, OTHER

- Quaint, gorgeous old world European café with a minimum of 35-40 seats inside and three separate beautiful outdoor areas which add an additional 70 seats (piazza, front, 34th street side).
- The entire property is beautifully landscaped from the front to back with over 100 ft of boulevard garden. The front garden of 3405 was designed by a renowned Japanese landscape architect.
- Lovely, remodeled one bedroom apartment on 2nd level of 3405 building. Currently owner suite and will vacate following sale.
- Owners have worked with the city to keep storefront street open - free from parking & bus stops
- Sonny's Cafe has 2 hoods - 1 in the main kitchen (11' wide) and one in the storefront dishwasher (new and never used). Both are in excellent condition.
- VALUE ADD: Two large storage spaces on the MAIN level of both buildings. Prime storefront expansion opportunities. (3405 can open into piazza and 3401 can open into existing café space, side seating, and/or kitchen).
- This is prime value-add space that investors and owner operators are seeking. Listing brokers can explain further with examples of market rents for main level retail on Lyndale Ave South.



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PROPERTY HIGHLIGHTS

SONNY'S CAFE

3401 & 3405 LYNDALE AVENUE SOUTH, MINNEAPOLIS, MN 55408

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PROPERTY HIGHLIGHTS

MIXED USE BUILDINGS - RESTAURANT, OFFICE, APARTMENT, OTHER

- Office space directly above the cafe with potential for other use
- Three HVAC systems serve both properties. Well cared for mechanicals throughout.
- Very large back walkin freezer, cooler are fully functional and well-maintained. There is also a dry storage walkin. (access through back door and *large private driveway*).
- Easy and ample on-street parking. High local foot traffic location on Lyndale Ave South. This is a prime, dynamic and bustling area of South Minneapolis with parks, schools, restaurants, young professionals and families.
- To learn more about the popularity of this restaurant location see Sonny's Ice Cream website: www.sonnysicecream.com and all social media sites. ** See TikTok for countless videos from patrons who love the restaurant and atmosphere.
- NO SELLER FINANCING OPTIONS. New financing required. NO environmental reports completed to date. No known hazards.
- **DO NOT DISTURB THE BUSINESS. ALL TOURS THROUGH LISTING BROKERS BY APPOINTMENT ONLY:** mark@resultscommercial.com or hayden@resultscommercial.com

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A photograph of a living room. In the center is a dark brown leather sofa. In front of it is a glass coffee table with books and a small bowl. Behind the sofa is a large window with multiple panes, offering a view of a residential neighborhood. To the left of the sofa is a black shelving unit with electronic equipment. To the right is a white door and a decorative console table with various items on it. A chandelier hangs from the ceiling. The room has light-colored walls and a patterned rug.

FF&E Information

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FURNISHINGS, FIXTURES, AND EQUIPMENT

Some personal items may be purchased from the Sellers.

The following items are **excluded** from the sale:

Cafe:

Artwork, planting pots, some artistic features, items that are not fully attached to the walls, the gelato display (unless new owner intends to operate as a gelato shop)

Kitchen:

The 4 ice cream machines and the steam kettle

Office:

Small stainless steel wall cabinet

Apartment:

The 3 hanging fixtures and the wooden Mexican wall art in the laundry room

Storage Spaces:

All furnishings are excluded from the sale but can be purchased separately

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History of Sonny's

HISTORY OF SONNY'S

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SONNY'S STORY

Sonny Siron's family was from Calabria, Italy. Though named "Martin" at birth, his Mama always called him Sonny—and that's the name that stuck.

After serving briefly in WWII, Sonny returned home to Minneapolis, where he worked at Ralph's ice cream shop. There he met Joan, nicknamed "Jiggs." They married young—Sonny 20, Jiggs 17—and in 1950 bought his uncle's business, moving it to 34th & Lyndale. They renamed it Sonny's, creating an old-fashioned soda fountain with malts, hamburgers, and fries that became a neighborhood favorite.

Sonny and Jiggs raised their children above the shop. Their son Ron grew up in the business—taking naps under the soda fountain and placing cherries on sundaes as a boy.



Martin "Sonny" Siron

After Jiggs passed in 1980, Ron became Sonny's partner. Together they focused on their signature Authentic Spumoni, supplying restaurants and specialty stores.

In 1992, Ron met Carrie Gustafson, who had discovered her passion for gelato in Italy. After "ice cream school" at Penn State, Carrie joined Ron at Sonny's. They shared a love for food, flavor, and genuine craft—and eventually opened Crema Cafe in 1994, transforming the old soda shop into one of Minneapolis's first espresso cafes.

Sonny remained a beloved daily presence in the café until his passing in 2007. In 2015, honoring the family legacy, Ron and Carrie renamed Crema back to Sonny's Cafe.

Today, they continue to craft ice cream, gelato, and sorbet the same way it's been made since 1945—pure, genuine, and rooted in family tradition.

To learn more, please visit: <https://sonnysicecream.com/our-story/>

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Photo Gallery

PHOTO GALLERY

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PHOTO GALLERY

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PHOTO GALLERY

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PHOTO GALLERY

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PHOTO GALLERY

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PHOTO GALLERY

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PHOTO GALLERY

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PHOTO GALLERY

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PHOTO GALLERY

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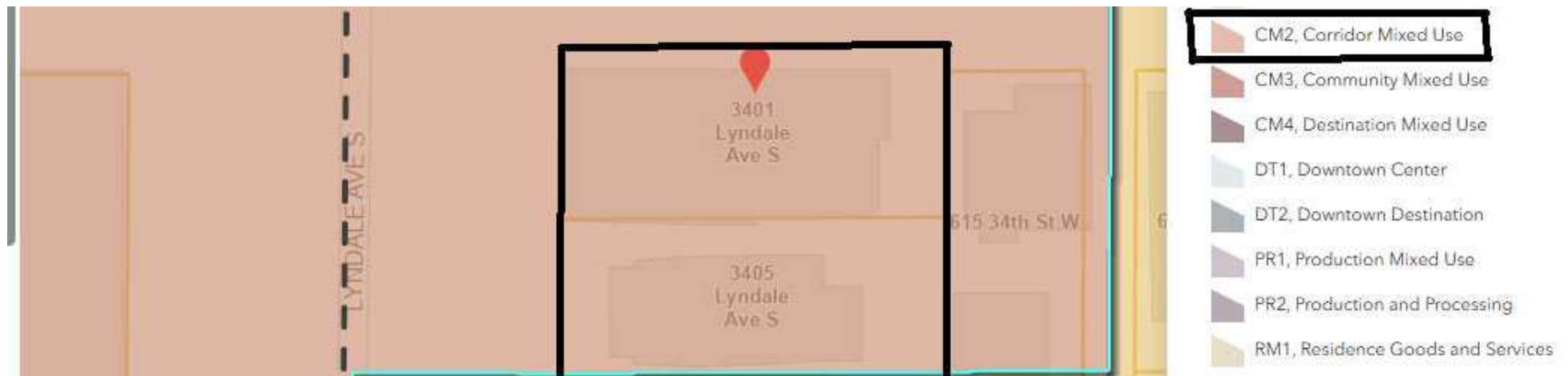
ZONING INFORMATION

ZONING INFORMATION

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CM2 ZONING INFORMATION

The CM2 Corridor Mixed-Use District is intended for properties along commercial and transit corridors that can support moderate- to larger-scale development. It allows a flexible mix of uses—including residential, retail, office, institutional, and service uses—within multistory, mixed-use buildings that enhance walkability and corridor vitality. CM2 zoning permits larger commercial spaces than lower-intensity districts, while still requiring active street frontages, pedestrian-oriented design, and appropriate transitions to adjacent residential neighborhoods.

Height, bulk, and density are guided by overlay built form standards, which establish limits on floor area ratio, setbacks, and building height depending on corridor context. Overall, CM2 is designed to accommodate growth while ensuring high-quality, corridor-friendly development that blends commercial activity with housing opportunities.

For more information, please visit: <https://www.minneapolismn.gov/business-services/planning-zoning/>

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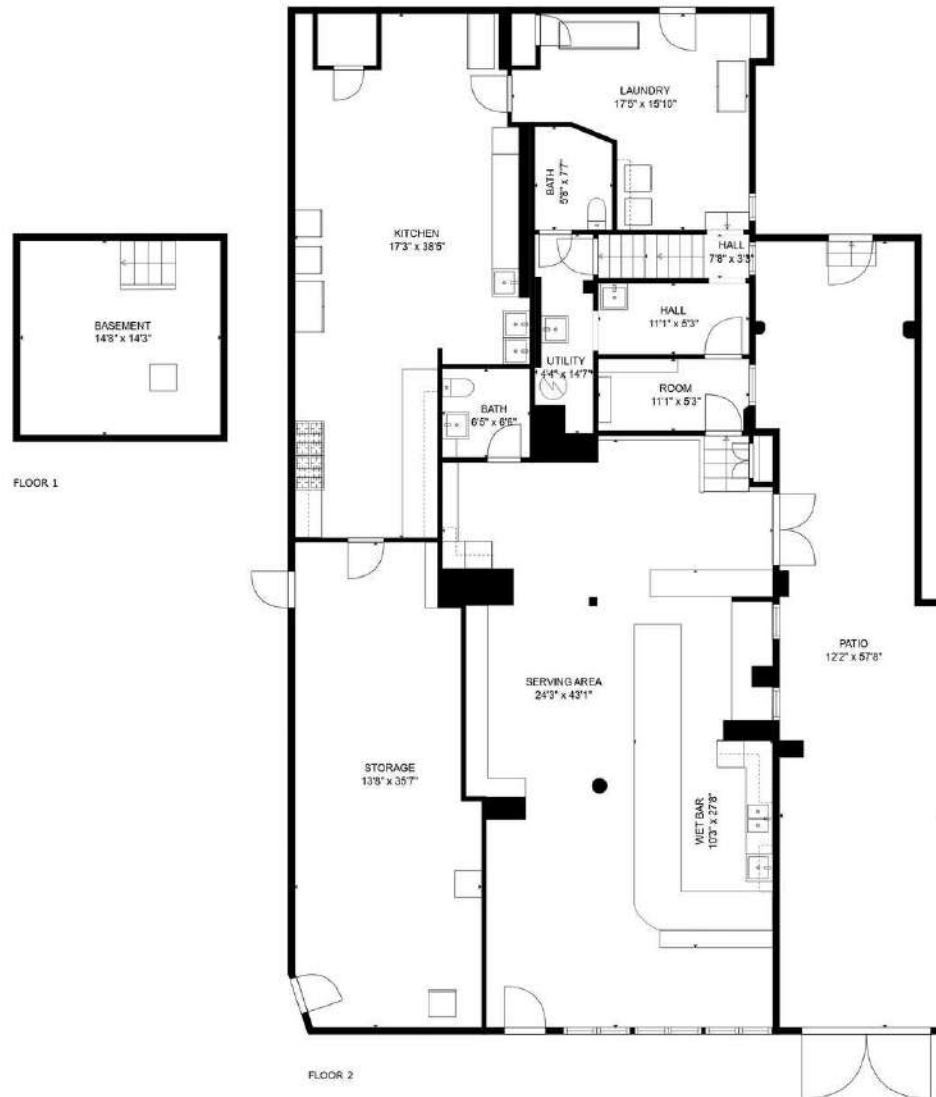
FLOOR PLANS - Available on Digital File

RESTAURANT FLOOR PLANS - AVAILABLE ON DIGITAL FILE

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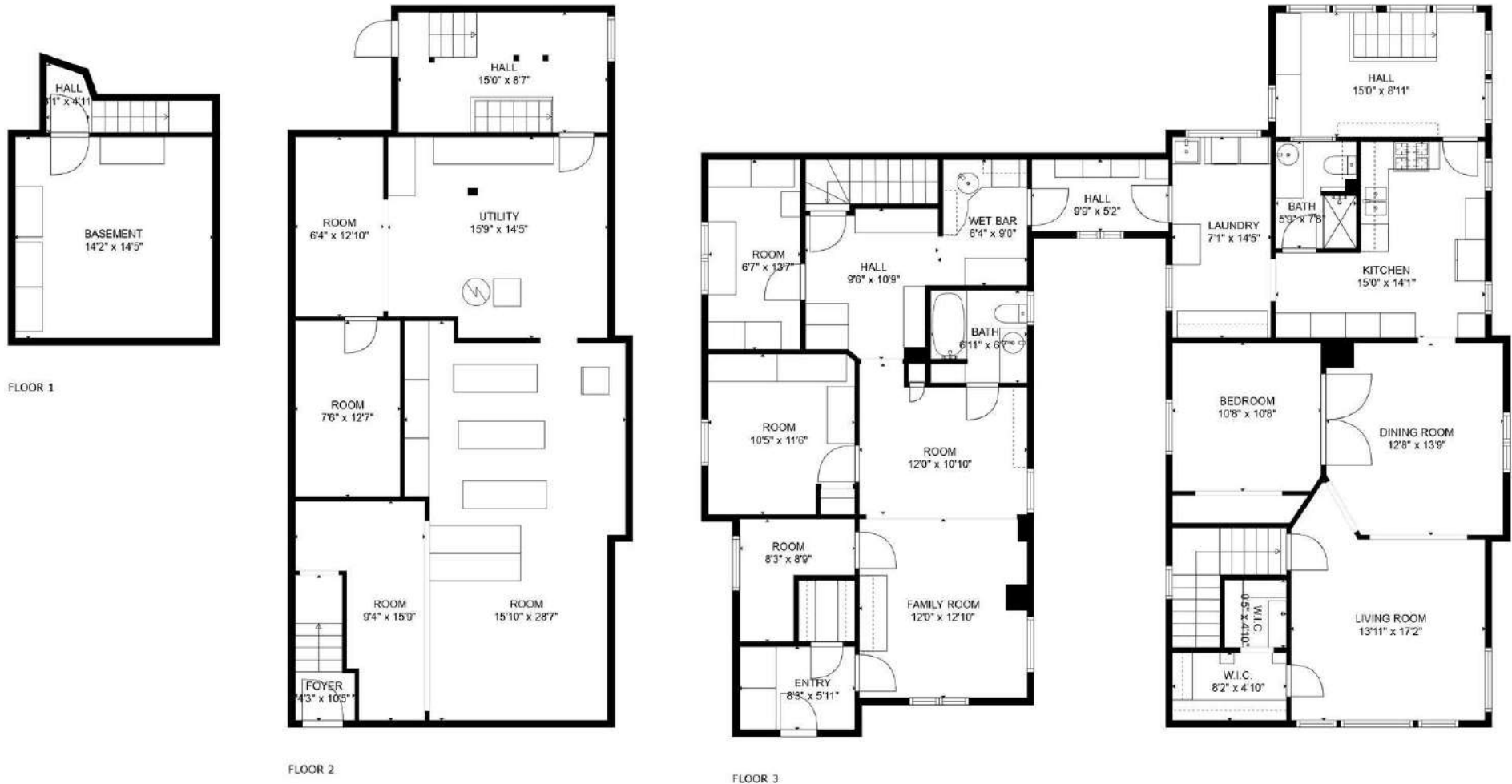
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RESIDENCE FLOOR PLANS - AVAILABLE ON DIGITAL FILE

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LOCATION INFORMATION

RETAILER MAP

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REGIONAL MAP

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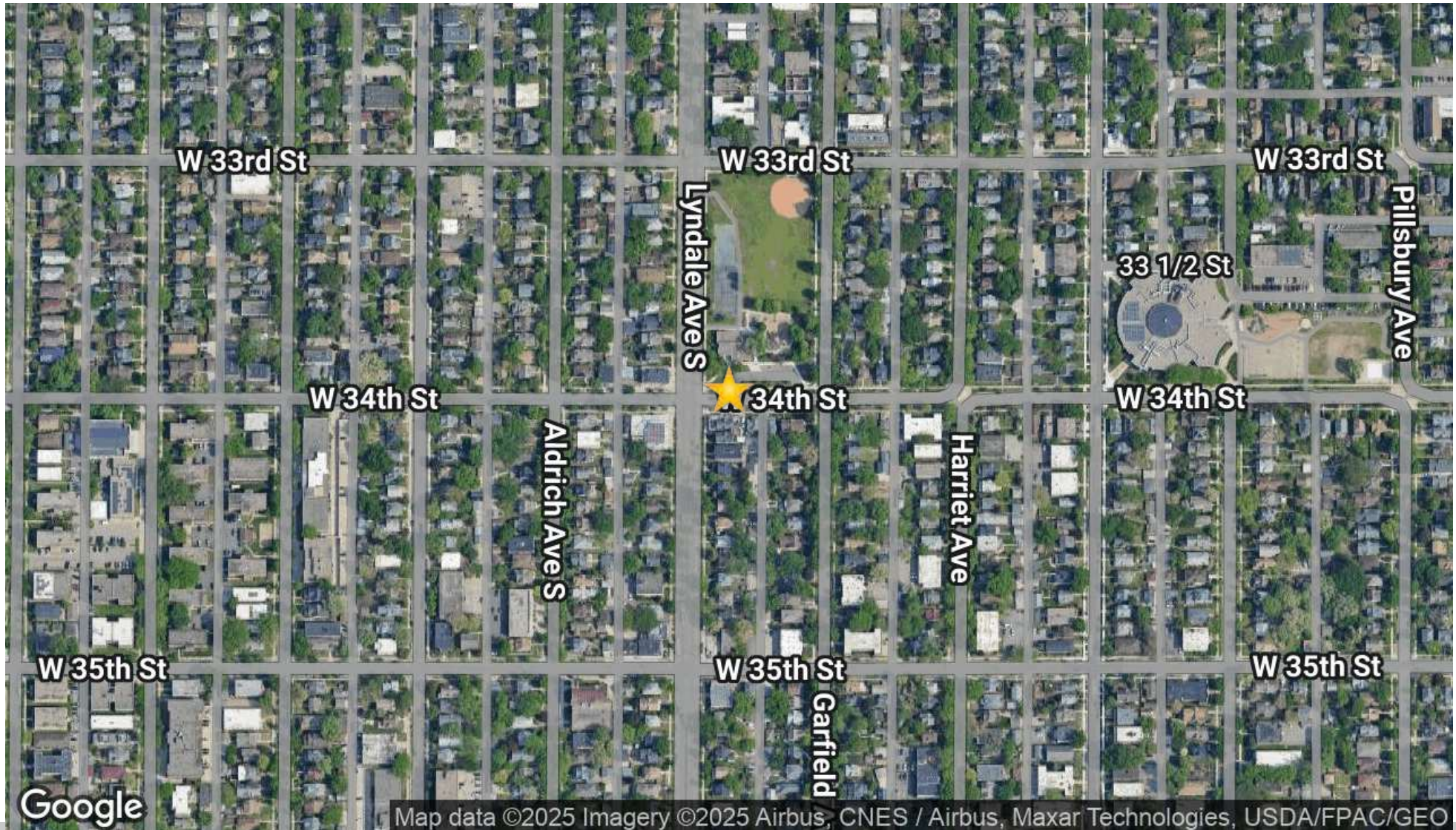
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LOCATION MAP

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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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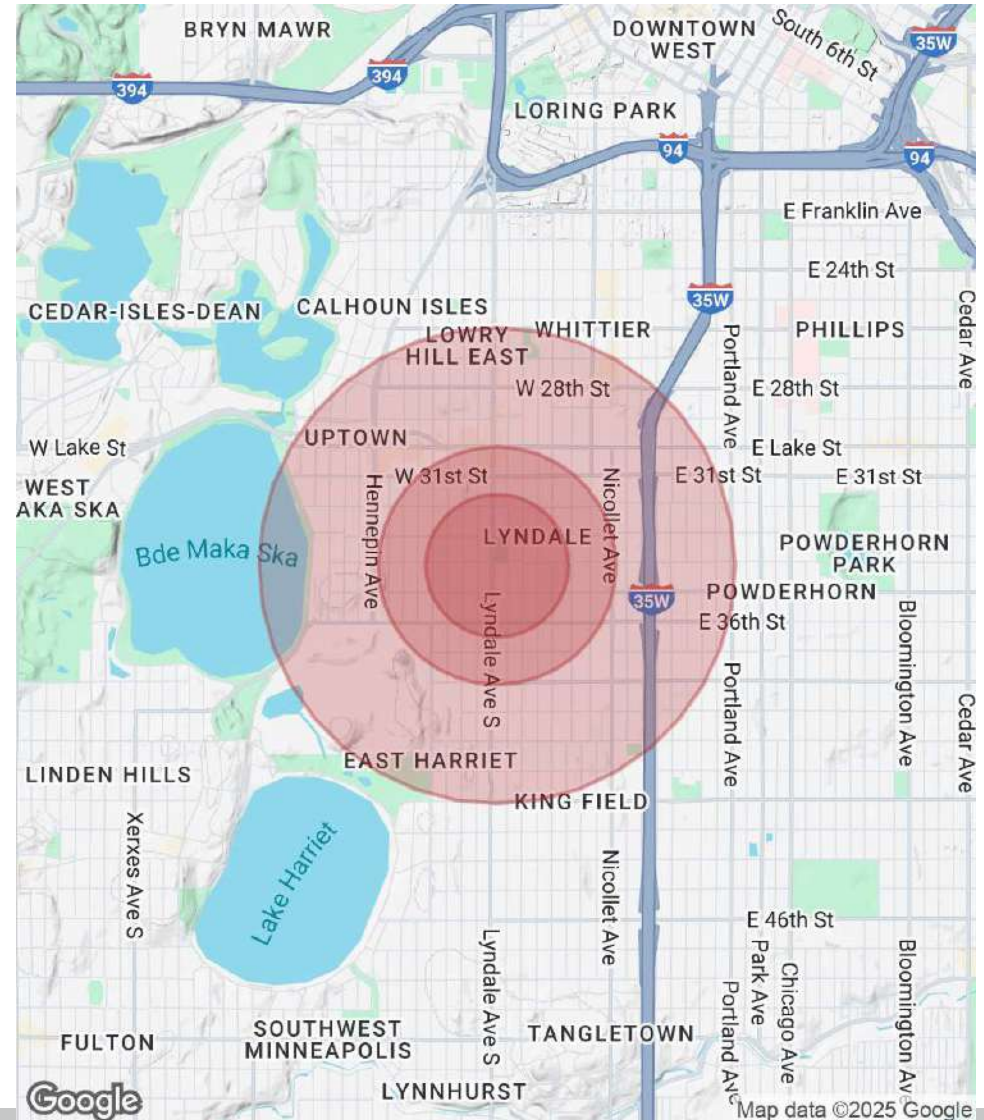
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,863	12,768	37,732
Average Age	36	38	36
Average Age (Male)	37	38	36
Average Age (Female)	36	38	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,592	6,834	18,940
# of Persons per HH	1.8	1.9	2
Average HH Income	\$91,778	\$91,452	\$100,057
Average House Value	\$510,979	\$431,306	\$484,113

Demographics data derived from AlphaMap



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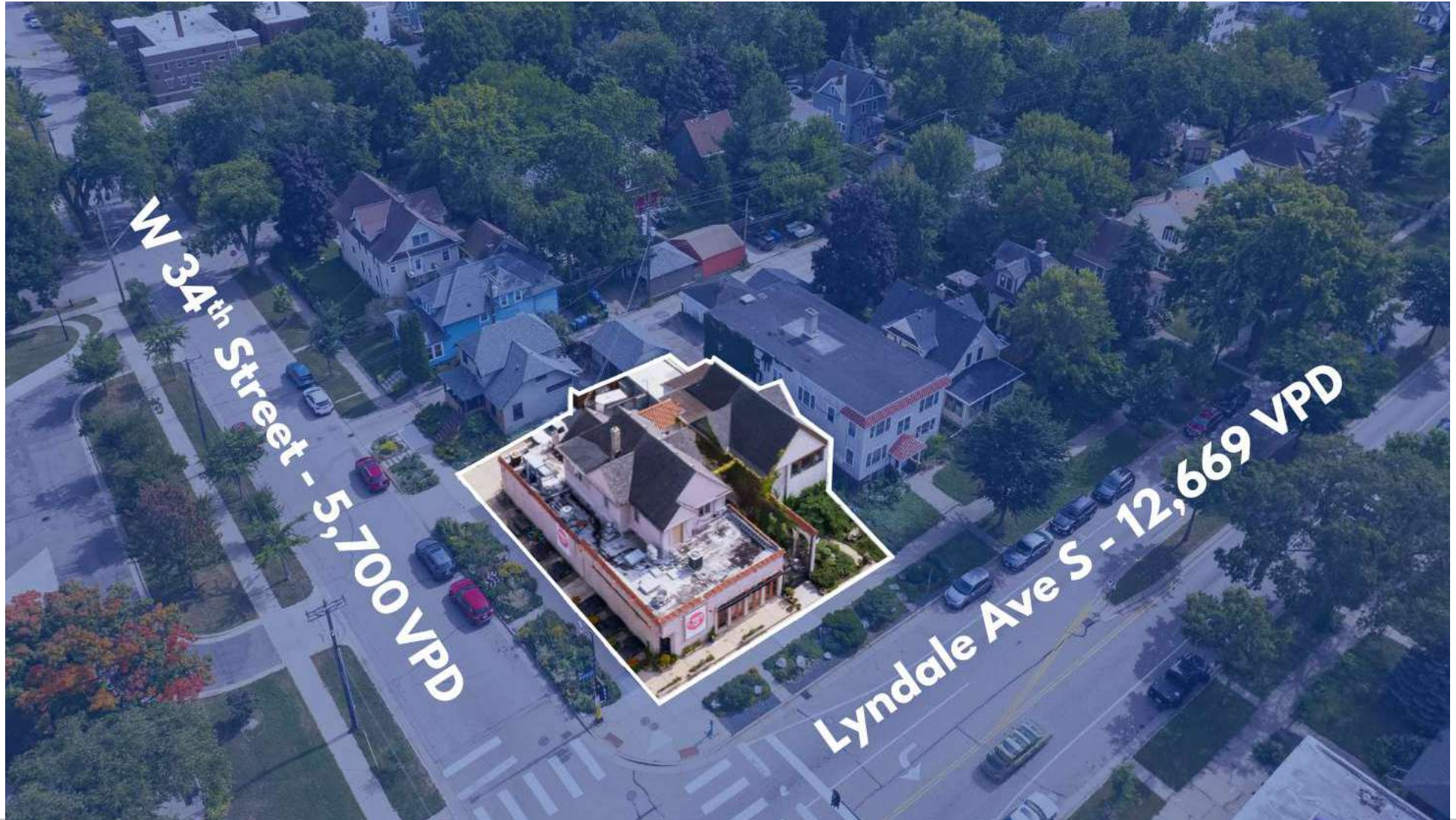
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TRAFFIC COUNTS

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South Minneapolis

ABOUT SOUTH MINNEAPOLIS

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Minnehaha Falls



South Minneapolis View Overlooking Lake Bde Maka Ska

SOUTH MINNEAPOLIS OVERVIEW

South Minneapolis is a vibrant and diverse area that blends historic charm with modern conveniences, making it one of the most sought-after locations in the Twin Cities. Known for its strong community ties and walkable neighborhoods, the area is home to thriving local businesses, top-rated restaurants, and a variety of entertainment options.

Outdoor enthusiasts are drawn to South Minneapolis for its abundance of green spaces and recreational opportunities, including the renowned Chain of Lakes, featuring Lake Bde Maka Ska, Lake Harriet, and Lake Nokomis. These scenic lakes offer miles of biking and walking trails, kayaking, and year-round activities. Minnehaha Regional Park, home to the stunning Minnehaha Falls, provides another popular destination for visitors and residents alike.

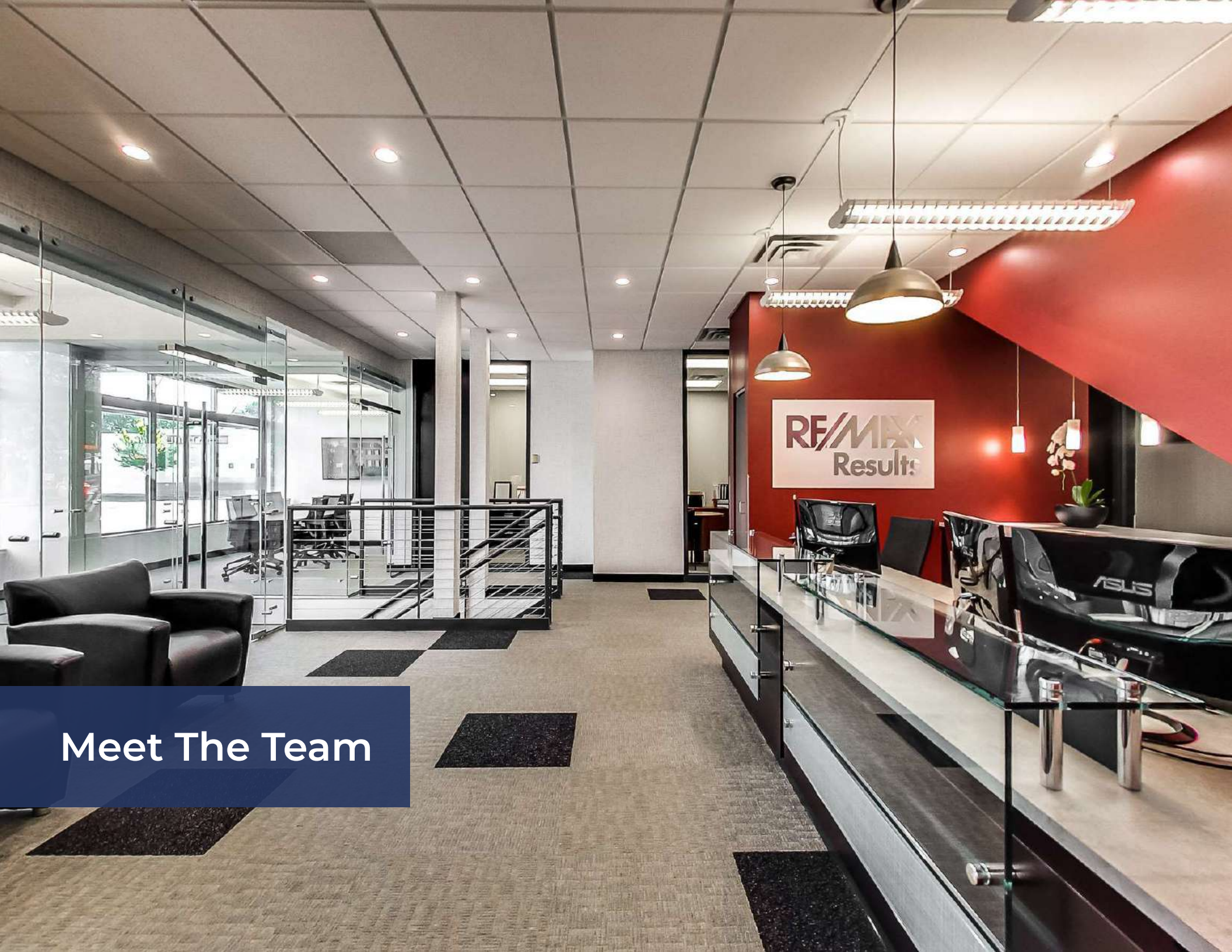
In addition to its natural attractions, South Minneapolis boasts a thriving arts and cultural scene, with spots like the Midtown Global Market, Hiawatha Golf Course, and lively corridors such as Nicollet Avenue (Eat Street) and Cedar Avenue offering a diverse mix of dining, shopping, and entertainment. With excellent connectivity to downtown, a strong rental market, and ongoing redevelopment, South Minneapolis remains a top choice for both residents and investors.

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Meet The Team

MEET THE TEAM

SONNY'S CAFE

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