



SPECIAL PURPOSE FOR SALE

# 2900 LYNDALDE AVE N

2900 LYNDALDE AVE N, MINNEAPOLIS, MN 55411



*For more information, please contact:*

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Are you looking for a unique property to start or grow your faith community? Look no further! Located on a prime corner lot in the Hawthorne neighborhood of Minneapolis the building presents an opportunity to start or grow a faith community without the added cost of extensive renovation. However, the property's versatility also creates an exciting investment opportunity. The property's location, architecture, and range of potential uses make it an attractive redevelopment. Don't miss this rare opportunity to make this property your own. Recent updates included a newer high-efficiency HVAC system.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

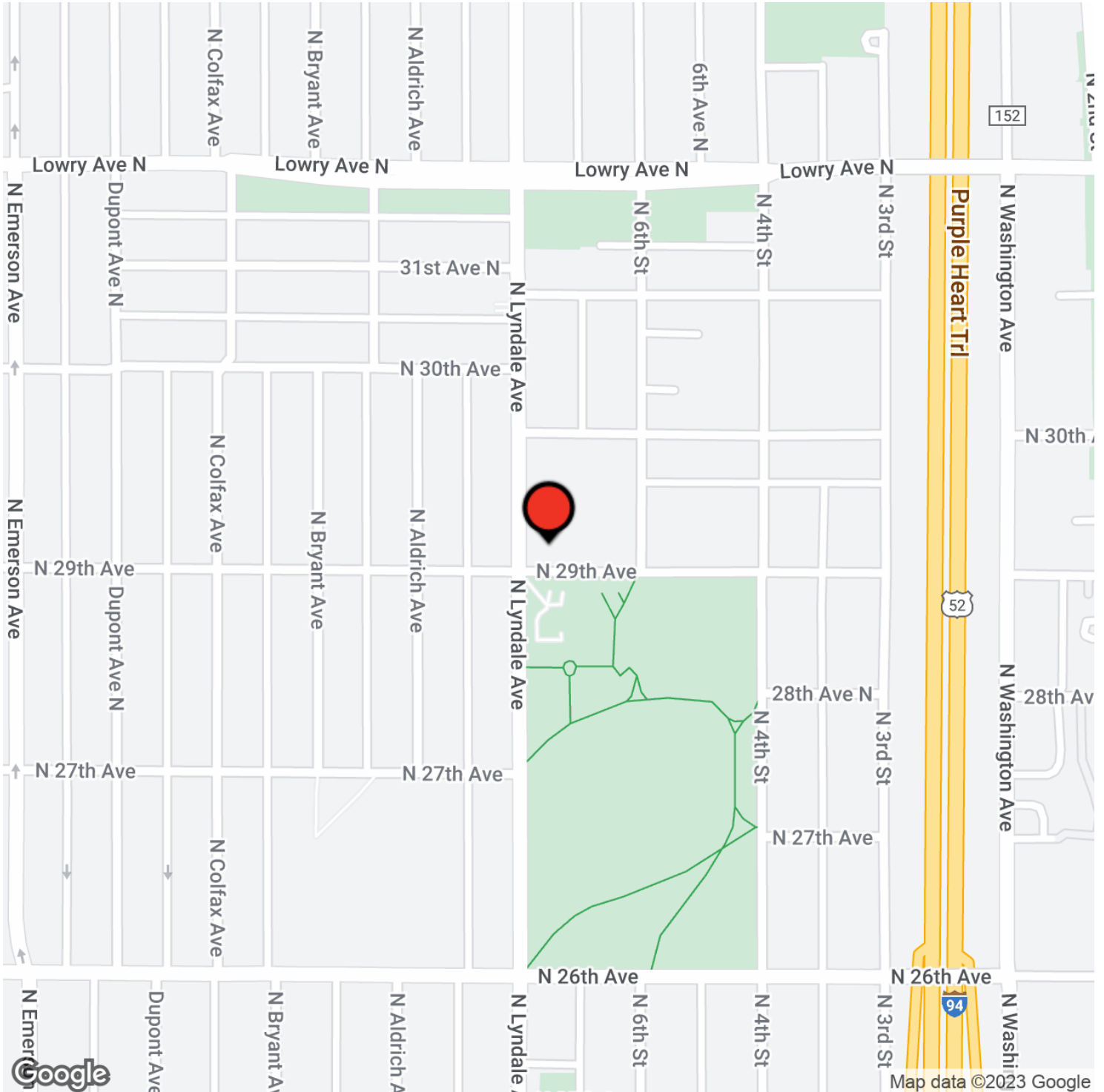
Sale Price:	\$555,000
Lot Size:	596,292,840 SF
Building Size:	5,910 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,364	194,245	537,839
Total Population	21,739	433,799	1,238,003
Average HH Income	\$53,556	\$79,661	\$94,155

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# LOCATION MAP



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# REGIONAL MAP

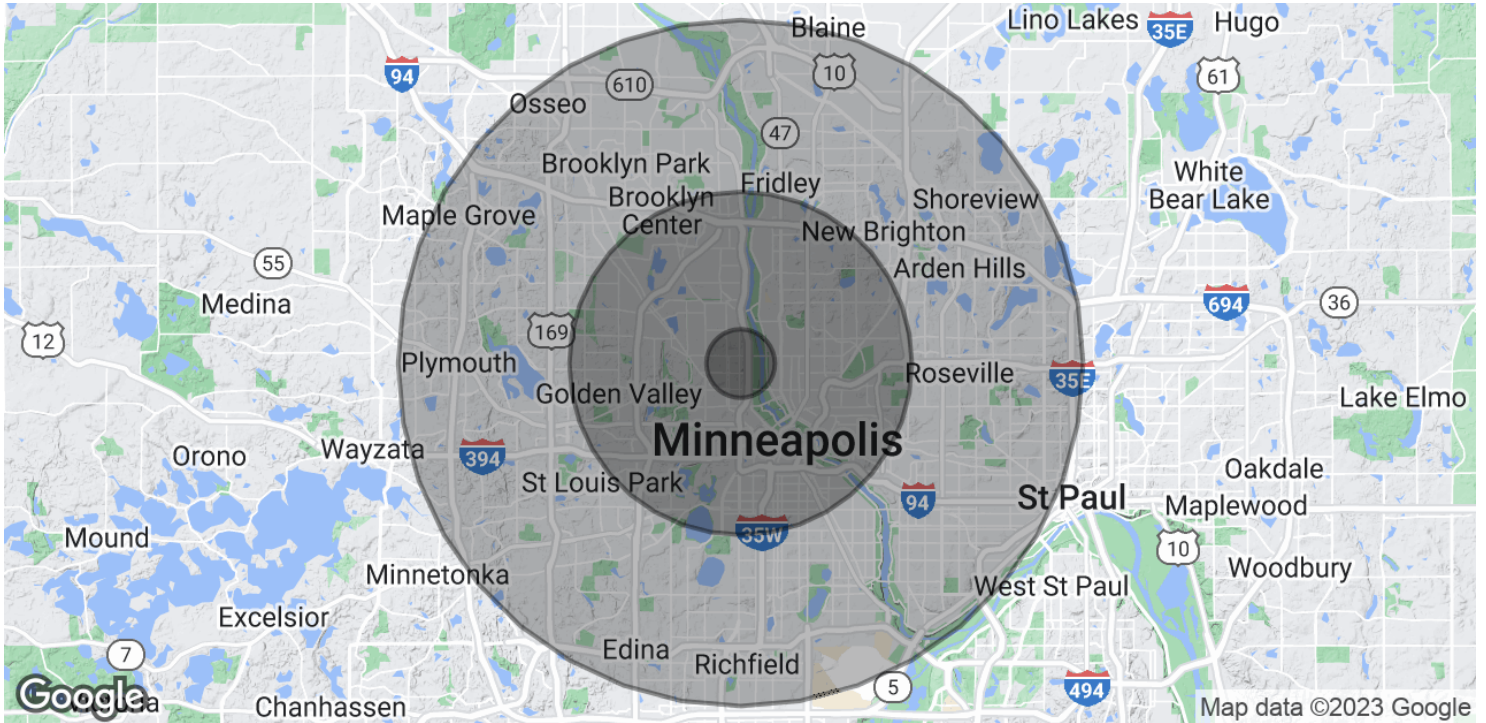




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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	21,739	433,799	1,238,003
Average Age	28.8	34.0	37.1
Average Age (Male)	29.4	33.6	36.2
Average Age (Female)	30.4	34.7	37.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,364	194,245	537,839
# of Persons per HH	3.0	2.2	2.3
Average HH Income	\$53,556	\$79,661	\$94,155
Average House Value	\$168,251	\$232,335	\$270,530

\* Demographic data derived from 2020 ACS - US Census





Uses by <b>GROUP, Category, and Specific use</b>	Zoning Districts														Use Standard		
	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2		TR1	
Contractor's office							P	P	P	P	P	P	P	P			+
<b>Sexually Oriented Uses</b>											5P	5P					+
<b>INSTITUTIONAL AND CIVIC</b>																	
<b>Community Services</b> (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P				
Cemetery	C	C		C													
Child care center	P	P	P	P	P	P	P	P	P	P	P	P	P				+
Community center	C	C	P	P	P	P	P	P	P	P	P	P	P				
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P				+
Community provisions facility							P	P	P	P	P	P	P	P			+
Developmental achievement center	P	P	P	P	P	P	P	P	P	P	P	P	P	P			+
<b>Educational Facilities</b> (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P					
College or university						C					C	C					+
Educational arts center	P	P	P	P	P	P	P	P	P	P	P	P	P				+
School, grades K-12	P	P	P	P	P	P	P	P	P	P	P	P					+
School, vocational or business						C		P	P	P	P	P	P	P			
<b>Parks and Public Open Spaces</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		X
<b>Recreational Facilities</b> (except as noted below)	C	C	C	C	C	C											
Athletic field	C	C	C	C	C	C											X+
Golf course	C	C	C	C	C	C											X+
<b>Social and Cultural Assembly</b> (except as noted below)				P*	P	P	P	P	P	P	P	P	P				
Club or lodge				P*	P	P	P	P	P	P	P	P	P				+
Convent, monastery, or religious retreat center				P	P	P	P	P	P	P	P	P	P				+
Religious place of assembly	P	P	P	P	P	P	P	P	P	P	P	P	P				
<b>PRODUCTION</b>																	
<b>Lower-Impact Production and Processing</b> (except as noted below)														P	P		
Art studio				P	P	P	P	P	P	P	P	P	P	P	P		+
Brewery or distillery							P	P	P	P	P	P	P	P	P		+
Film, video, and audio production								P	P	P	P	P	P	P	P		+
Glass, ceramics, and earthenware production, small scale							P	P	P	P	P	P	P	P	P		+
Grain mill, small scale								C	C					P	P		+
Limited production and processing							P	P	P	P	P	P	P	P	P		+
Research, development, and testing laboratory								P	P	P	P	P	P	P	P		
<b>Moderate-Impact Production and Processing</b>																P	
<b>High-Impact Production and Processing</b> (prohibited except as noted below)																	X
Crushing and processing of concrete, asphalt, or rock for recycling or disposal															C		X+
Concrete, stone, clay, or tile production															C		X+
Grain elevator or mill															C		X
Metal plating															C		X
<b>Post-Consumer Waste Processing</b> (prohibited except as noted below)																	
Recycling center													30P	P			+
Recycling facility														C			+
Waste transfer facility														C			+
<b>Warehousing and Storage</b> (except as noted below)														P	P		
Contractor yard														C	P		+
Self-service storage facility														P	P		+



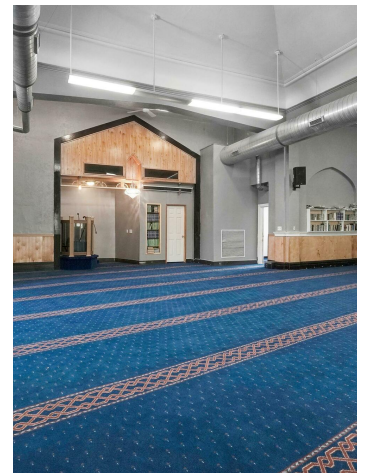
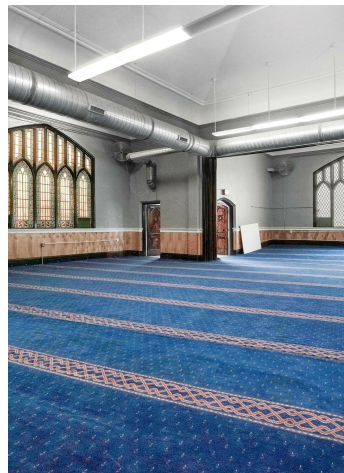
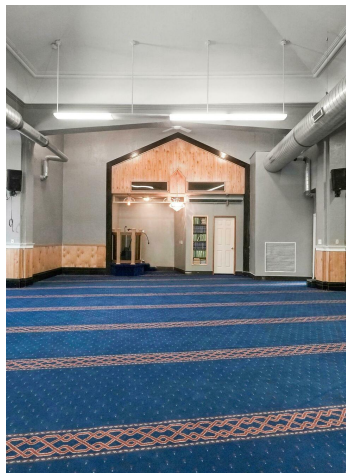
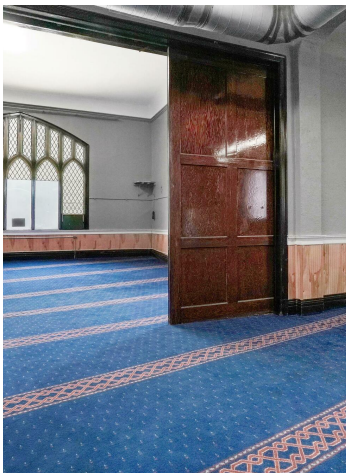
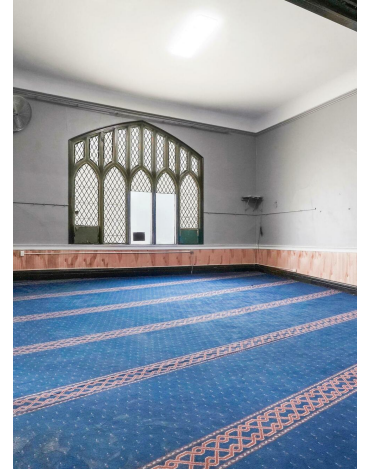
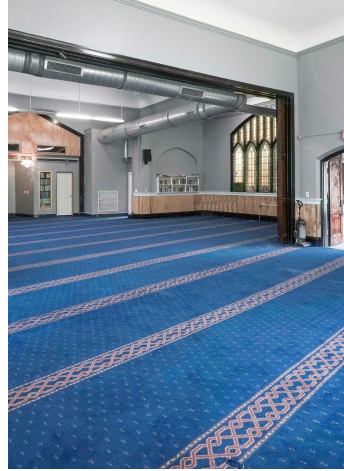
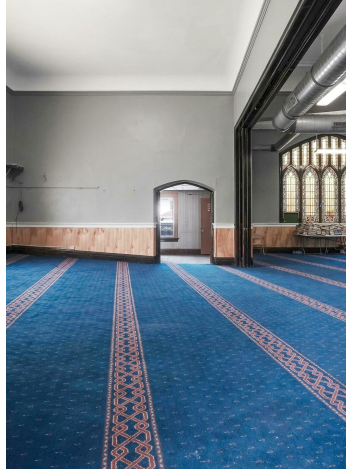
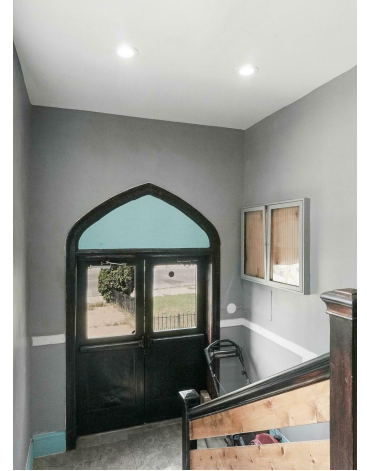
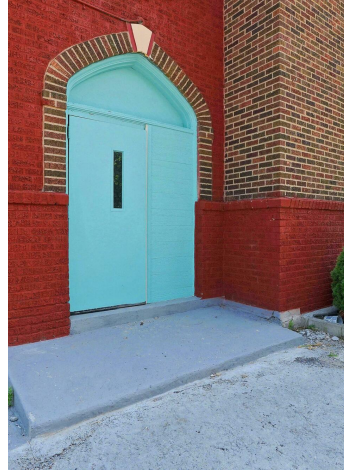
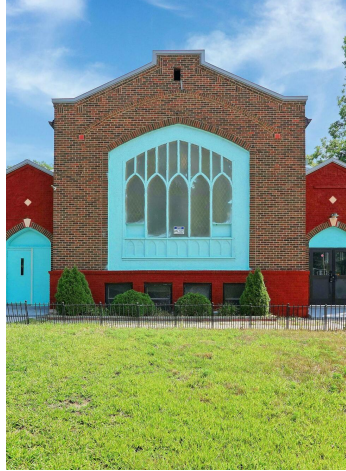
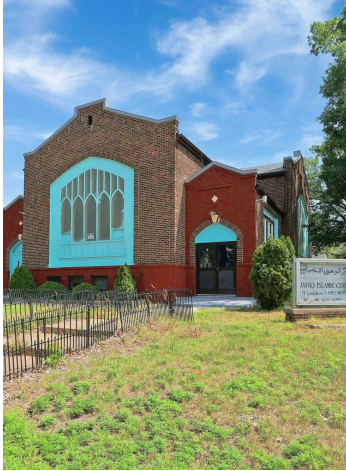


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<b>Industrial Transportation Services</b> (except as noted below)														C	C	X
Waste hauler														C		X+
<b>Principal Parking</b> (except as noted below)							C	C	C	C	C	C	C	C	C	X
Off-site parking lots serving multiple-family residential uses and congregate living uses		C	C	C	C	C	C	C	C	C	C	C	C	C	C	X
Off-site lots serving institutional and civic uses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X
<b>Vehicle Fleet-Oriented Services</b> (except as noted below)														C		X
Horse and carriage assembly/transfer sites													C	C		X+
Rental of trucks, trailers, boats, and recreational vehicles													C	C		X+
<b>Vehicle Storage</b> (except as noted below)														C	C	X+
Public impound lot													C	C	C	

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