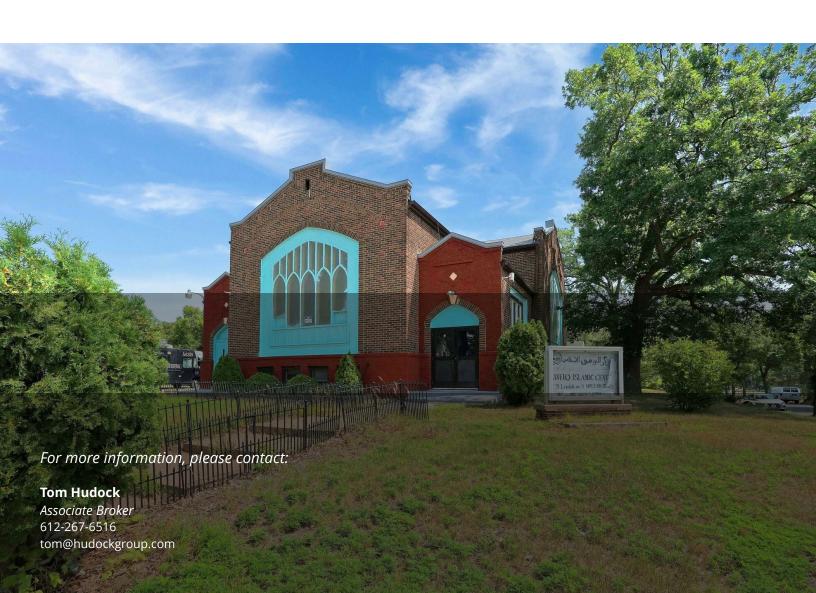


SPECIAL PURPOSE FOR SALE

2900 LYNDALE AVE N

2900 LYNDALE AVE N, MINNEAPOLIS, MN 55411





Tom Hudock

Associate Broker 612-267-6516 tom@hudockgroup.com

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

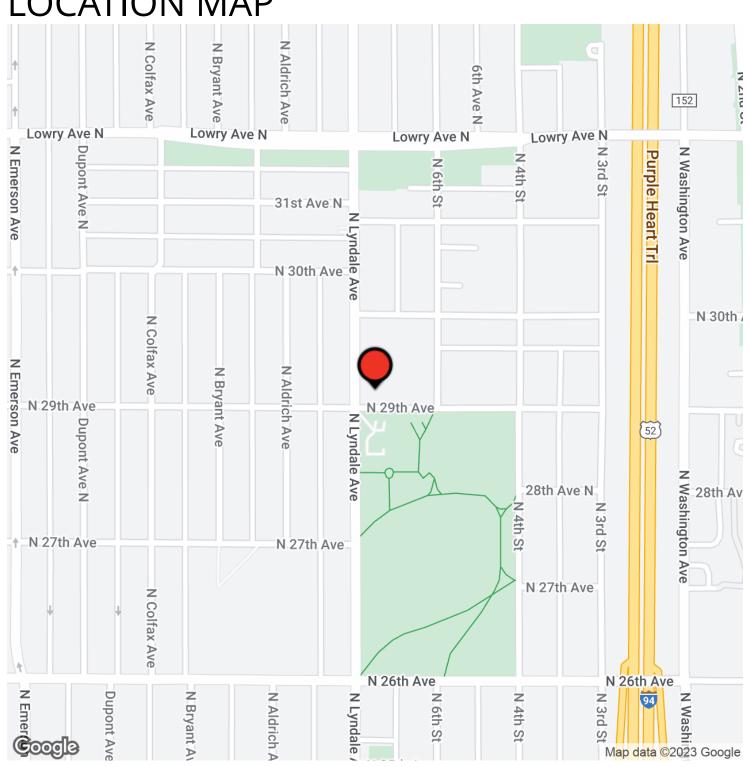
Sale Price:			\$555,000
Lot Size:			596,292,840 SF
Building Size:			5,910 SF
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,364	194,245	537,839
Total Population	21,739	433,799	1,238,003
Average HH Income	\$53,556	\$79,661	\$94,155



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LOCATION MAP

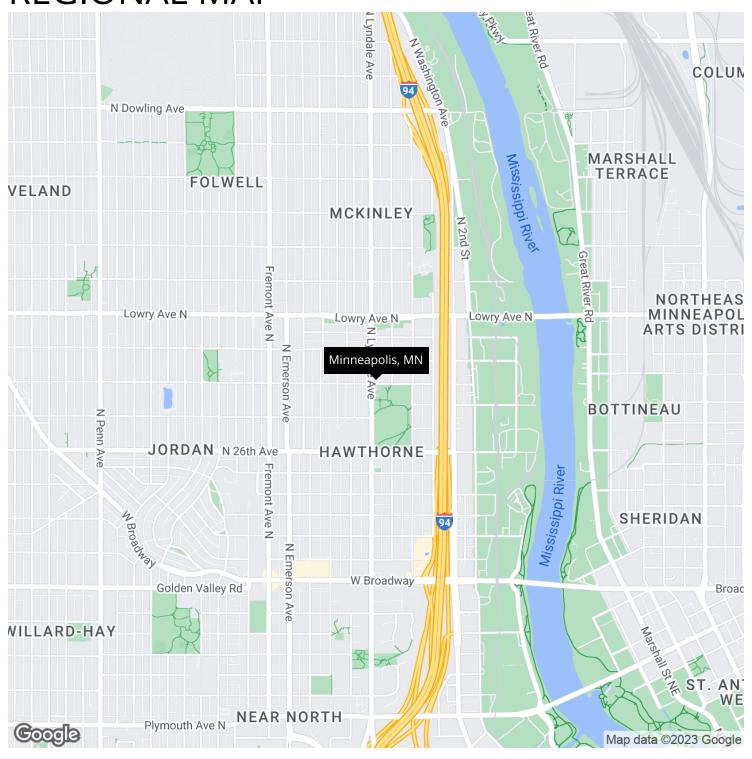




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REGIONAL MAP

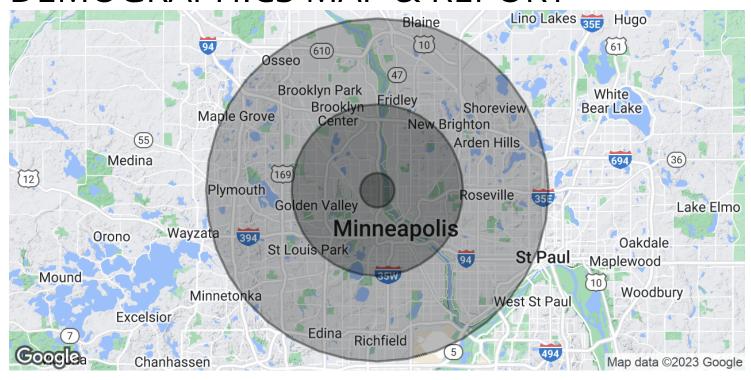




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DEMOGRAPHICS MAP & REPORT



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

Table 545-1 Uses Allowed

	Zoning Districts															
Uses by GROUP, Category , and Specific use	UN1	UNZ	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2	TR1	Use Standard
COMMERCIAL																
Bulk Goods and Heavy Equipment Sales													Р	P	Р	X
(except as noted below)													,		Г	^
Landscaping material sales													Р	Р		Χ
Commercial Agriculture (except as noted						10P	10P	Р	Р	Р	Р	Р	Р	Р		
below)							400									
Farmer's market						10P	10P	P	P	Р	P	Р	Р	P		+
Lawn and garden supply store	Р	-	Р	Р	Р	10P P	10P	P P	P P	P P	Р	P P	P P	Р		+
Market garden	Р	Р	Р	۲	Р	Р	Р	Р	Р	۲	Р	Р	P	Р		+
Urban farm Commercial Recreation and Assembly													P	r		+
Commercial Recreation and Assembly (except as noted below)					5P*	10P*	5P	Р	Р	Р	Р	Р	Р			Χ
Amphitheater									С	С		С	С			X+
Convention center, public									U	C	D	P	-			X
Entertainment venue								5P	10P	10P	P	P	Р			X+
Indoor recreation area					5P*	10P*	5P	P	P	P	P	P	P			X+
Outdoor recreation area					31	10P*	5P	P	P	P	P	P	P			X+
Nightclub						101	51	10P	10P	10P	P	P	10P			X+
Reception or meeting hall								P	P	P	P	P	101			X
Regional sports arena								•	•		P	P				X+
Food and Beverages (except as noted below)				5P*	5P*	10P*	5P	Р	Р	Р	P	P	10P	10P		X
Bar				· ·			5P	P	P	P	P	P	10P	10P		X+
Restaurant				5P*	5P*	10P*	5P	P	P	P	P	P	10P	10P		X+
General Retail Sales and Services (except as																
noted below)				5P*	10P*	10P*	10P	Р	Р	P	Р	Р	Р			Χ
Animal Boarding				5P*	10P*	10P*	10P	Р	Р	Р	Р	Р	Р			X+
Dry cleaning				5P*	10P*	10P*	10P	Р	Р	Р	Р	Р	Р			X+
Funeral home				5P*	10P*	10P*	10P	Р	Р	Р	Р	Р	Р			X+
Grocery store				20P*	20P*	20P*	20P	Р	Р	Р	Р	Р	40P	40P		Χ
Liquor store, off-sale, existing on the								_								٧.
effective date of this ordinance							5P	Р	Р	Р	Р	Р	5P			X+
Liquor store, off-sale									Р	Р	Р	Р	5P			X+
Package delivery service, no on-site vehicle				ED*	10D*	100*	100	Р	Р	Р	-	Р	Р	Р		ν.
fleet				5P*	105.	10P*	10P	Р	P	٢	P	Р	Р	Р		X+
Secondhand goods store				5P*	10P*	10P*	10P	Р	Р	Р	Р	Р	Р			X+
Shopping center				5P*	10P*	10P*	Р	Р	Р	P	Р	Р	Р			X+
Small engine repair													Р	Р		Χ
Tobacco products shop									Р	Р	Р	Р				X+
Veterinary clinic				5P*	10P*	10P*	10P	Р	Р	Р	Р	Р	Р			X+
High-Impact Commercial (except as noted below)									5C	5C	5P					
Alternative financial establishment									5C	5C	5P					+
Pawnshop									5C	5C	5P					+
Lodging (except as noted below)					Р	Р	Р	Р	Р	Р	Р	Р	Р			
Bed and breakfast home	С	С	С	С	Р	Р	Р	Р	Р	Р	Р	Р	Р			+
Hospitality residence			С	С	Р	Р	Р	Р	Р	Р	Р	Р				+
Hotel or hostel, 5-20 rooms					Р	Р	P	Р	Р	Р	P	Р	Р			+
Hotel or hostel, 21 rooms or more								Р	Р	Р	Р	Р	Р			+
Medical Facilities (except as noted below)				5P*	Р	Р	10P	Р	Р	Р	Р	Р	Р			
Blood/plasma collection facility								Р	Р	Р	Р	Р	Р			+
Hospital						С					С	С				+
Medication-assisted treatment site						С		С	С	С	С	С	С			+
Office (except as noted below)	1			5P*	Р	Р	D	Р	Р	Р	D	Р	Р	Р		1

	Zoning Districts															
Uses by GROUP , Category , and Specific use	1	2	3	1	2	3	1	2	3	4						Use Standard
	UN1	UNZ	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DTZ	PR1	PR2	TR1	ם
Contractor's office							Р	Р	Р	Р	Р	Р	Р	Р		+
Sexually Oriented Uses											5P	5P				+
INSTITUTIONAL AND CIVIC																
Community Services (except as noted below)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			
Cemetery	С	C		С					_							
Child care center	P	P	P	P	P	P	Р	P	Р	P	P	P	P			+
Community center	С	C	Р	P	Р	P	Р	P	Р	P	P	P	Р			
Community garden	Р	Р	Р	Р	Р	Р	Р	P	P	P	P	Р	P			+
Community provisions facility	Р	-	Р	Р	Р	Р	Р	P P	P P	P P	P	P P	P P	P P		+
Developmental achievement center Educational Facilities (except as noted below)	P	Р	P	P	P	P	P	P	P	P	P	P	Р	Р		+
College or university	۲				-	C		T .	r		C	C				+
Educational arts center	Р	P	Р	Р	Р	P	P	Р	Р	Р	D	P				+
School, grades K-12	P	D	P	P	P	P	Ь	P	P	P	P	P				+
School, vocational or business	Г		r	- 1	-	C		P	P	P	P	P	Р	Р		Т.
Parks and Public Open Spaces	Р	D	Р	Р	Р	P	D	P	P	P	D	P	P	P	Р	Х
Recreational Facilities (except as noted		-						•	'	'		'				
below)	С	С	С	С	С	С										
Athletic field	С	С	С	С	С	С										X+
Golf course	С	С	С	С	С	C										X+
Social and Cultural Assembly (except as				-						_		_				
noted below)				P*	Р	Р	Р	Р	Р	Р	Р	Р	Р			
Club or lodge				P*	Р	Р	Р	Р	Р	Р	Р	Р	Р			+
Convent, monastery, or religious retreat				Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			
center				P	P	Р	P	P	P	P	P	۲	P			+
Religious place of assembly	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
PRODUCTION																
Lower-Impact Production and Processing													Р	Р		
(except as noted below)				_	_	_		_	_	_		_				
Art studio				Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		+
Brewery or distillery							Р	P	P	P	P	Р	P	P		+
Film, video, and audio production								Р	Р	Р	Р	Р	Р	Р		+
Glass, ceramics, and earthenware							Р	Р	Р	Р	Р	Р	Р	Р		+
production, small scale								_					P	P		
Grain mill, small scale								С	С			Р				+
Limited production and processing Research, development, and testing							Р	Р	Р	Р	Р	Р	Р	Р		+
laboratory								Р	Р	Р	Р	Р	Р	Р		
Moderate-Impact Production and Processing														Р		
High-Impact Production and Processing																
(prohibited except as noted below)																Χ
Crushing and processing of concrete, asphalt,																
or rock for recycling or disposal														С		X+
Concrete, stone, clay, or tile production														С		X+
Grain elevator or mill														C		Х
Metal plating														C		Χ
Post-Consumer Waste Processing (prohibited																
except as noted below)	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>										
Recycling center													30P	Р		+
Recycling facility														С		+
Waste transfer facility														С		+
Warehousing and Storage (except as noted													Р	Р		
below)																
Contractor yard	1	1											С	Р		+
Self-service storage facility													Р	Р		+

	Zoning Districts															
Uses by GROUP, Category , and Specific use	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2	TR1	Use Standard
C																H
Snow storage site														С	С	+
PUBLIC SERVICES AND UTILITIES						_		_	_	_					0	
Basic Utilities (except as noted below)	С	C	С	C	C	C C	<u> </u>	С	С	С	C	С	С	С	С	-
Communication exchange	-						C	С	С	С	С	С		С		
Heating or cooling facility	С	C	С	С	С	С	C	С	С	С	С	С	С	С	-	
Passenger transit station	С	С	С	С	С	С	С	С	С	С	Р	Р	С	С	Р	L.
Principal Electricity Generation													С	С		Х
Public Safety and Welfare (except as noted below)	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	
Animal shelter													С	С		+
Garage for public vehicles											С		С	С		
Mounted patrol stable											С		С	С		
Pre-trial detention facility, existing on the effective date of this ordinance											Р	Р				+
Street and equipment maintenance facility													С	С		
RESIDENTIAL																
Cluster Development	С	C	С	С	С	С		С	С	С						Χ
Congregate Living (as noted below)			Ū			Ŭ				Ü						
Community correctional facility serving up to																
(32) persons														С		+
Dormitory						С					C.	С				+
Emergency shelter	С	С	С	С	С	С	C	С	С	С	C	C	С	С		+
Fraternity or sorority, existing on the	0		Ť							Ŭ						H
effective date of this ordinance		С	С	С	С	С										+
Fraternity or sorority			С	С	С	С										+
Inebriate housing						Ŭ					C					+
Intentional community	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	С			+
Overnight shelter			'		'	'		-		C	С	C	С			+
Residential hospice			С	С	С	С		С	С	С	С	С				+
Single room occupancy housing		P	P	P	P	P	P	Р	P	P	Р	P	С			┢
State credentialed care facility, serving six (6)										_						
or fewer persons	Р	Р	Р	Р	Р		Р	Р	Р							+
State credentialed care facility, serving seven																
(7) to sixteen (16) persons	С	С	Р	С	С	P	С	С	Р	Р	Р	Р				+
State credentialed care facility, serving			_	_		_			_		2					
seventeen (17) or greater persons			C		١	C			L	Р	P	P				+
Supportive housing			С	С	С	С			С	С	Р	Р	С			+
Dwellings (as noted below)																
Single-, two- or three-family dwelling	Р	Р	Р	Р	Р		Р	Р								
Single-, two- or three-family dwelling existing on the effective date of this ordinance	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р						
One (1) to three (3) dwelling units, as part of a mixed-use building				Р	Р	Р	Р	Р	Р	Р	Р	Р	С			
Multiple-family dwelling, four (4) units or		Р	Р	P	Р	P	P	Р	P	Р	Р	Р	С			+
more																
Common lot development	Р	Р	Р	Р	Р	Р	Р	P								+
TRANSPORTATION, VEHICLE SERVICES, AND PA	RKING															
Automobile Services (except as noted below)								С			С	С	С	С		Χ
Automobile repair, major														С		X+
Automobile sales, enclosed					<u> </u>						С	С		С	С	X+
Car washes								С					С	С		X+
Electric vehicle charging hubs			<u> </u>					С	С	С	С	С	С	С	С	X+
Gas stations existing on the effective date of								С	С	С	С	С	С	С	1	X+
this ordinance										Ĭ						

	Zoning Districts															
Uses by GROUP, Category , and Specific use	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2	TR1	Use Standard
Industrial Transportation Services (except as noted below)														С	С	Х
Waste hauler														С		X+
Principal Parking (except as noted below)							С	С	С	С	С	С	С	С	С	Χ
Off-site parking lots serving multiple-family residential uses and congregate living uses		С	С	С	С	С	С	С	С	С	С	С	С	С	С	Χ
Off-site lots serving institutional and civic uses	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	Х
Vehicle Fleet-Oriented Services (except as noted below)														С		Χ
Horse and carriage assembly/transfer sites													С	С		X+
Rental of trucks, trailers, boats, and recreational vehicles													С	С		X+
Vehicle Storage (except as noted below)														С	C	X+
Public impound lot													С	С	С	



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ADDITIONAL PHOTOS



























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ADDITIONAL PHOTOS























