



Industrial-Flex Building For Sale Or Redevelopment

4215 E. LAKE STREET, MINNEAPOLIS, MN



OFFERING MEMORANDUM

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

PRESENTED BY:

CHAD HEER
CCIM | Managing Director & Broker
O: 612.963.5147
C: 612.963.5147
chadheer@kwcommercial.com

Property Summary



VIDEO

PROPERTY DESCRIPTION

Discover a prime investment opportunity in the heart of Minneapolis with this impressive 10,464 SF office building, situated on a 0.40 Acre corner lot. Built in 1950 and the current owner-user there since 1974. HondaTown has been a staple of this community for years.

Zoned CM2. this site offers a variety of uses for an owner-user, investor or redevelopment opportunity.

The property offers a large showroom area as you enter the building, along with two restrooms and a parts area. The rear of the building offers multiple warehouse areas for inventory, paint booth, along with 2 Dock & 1 Drive-Doors. 10+ parking stalls in the lot, offers direct access & visibility to Lake Street.

OFFERING SUMMARY

Sale Price:	\$ 1,700,000
Lot Size:	0.40 Acre
2025 Real Estate Taxes	\$ 35,132
Building Size:	10,464 SF
Clear Height Max	14 Feet
Zoning	CM2 (See Permitted Uses on listing website)
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	875	2,009	6,935
Total Population	1,921	4,420	15,778
Average HH Income	\$134,196	\$127,659	\$117,454



Property Details

Sale Price

\$1,700,000

PROPERTY INFORMATION

Property Type	Retail-Showroom Industrial-Flex
Property Subtype	Warehouse/Distribution
Zoning	CM2
Lot Size	0.40 Acre
APN #	0602823110025
Lot Dimensions	129' X 135'
Parking Stalls	10+ Available in Lot
Lot Description	Corner Lot facing Lake Street City Alley Easement on east side of building / North-South

LOCATION INFORMATION

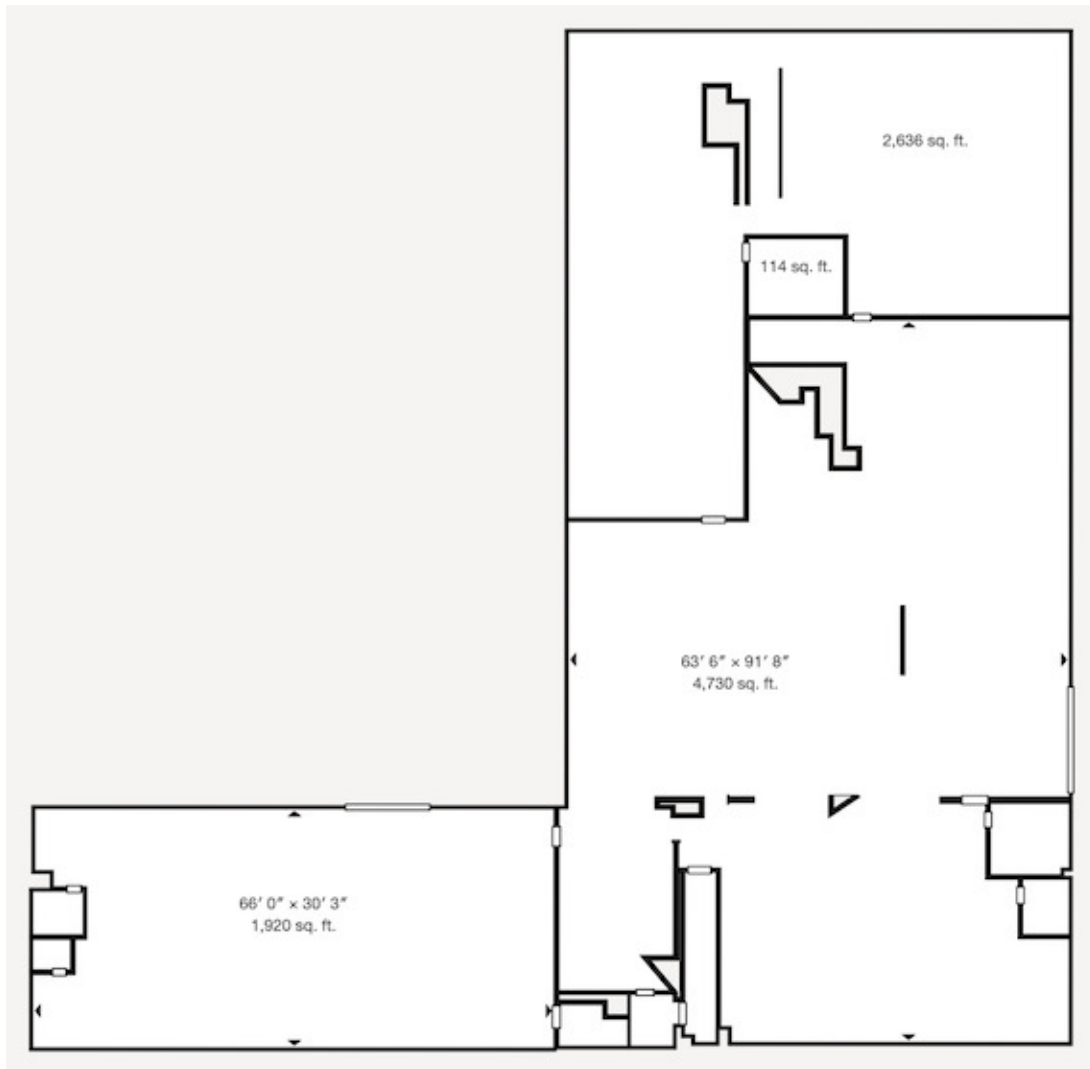
Building Name	HondaTown Retail & Industrial- Flex Building
Street Address	4215 E Lake St
City, State, Zip	Minneapolis, MN 55406
County	Hennepin

BUILDING INFORMATION

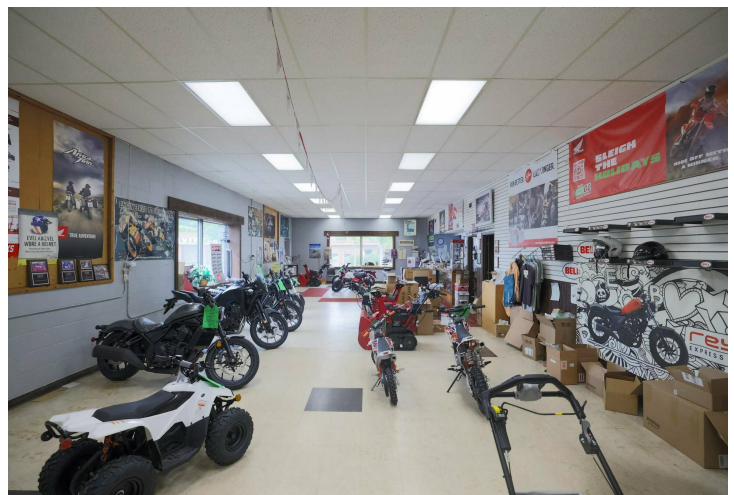
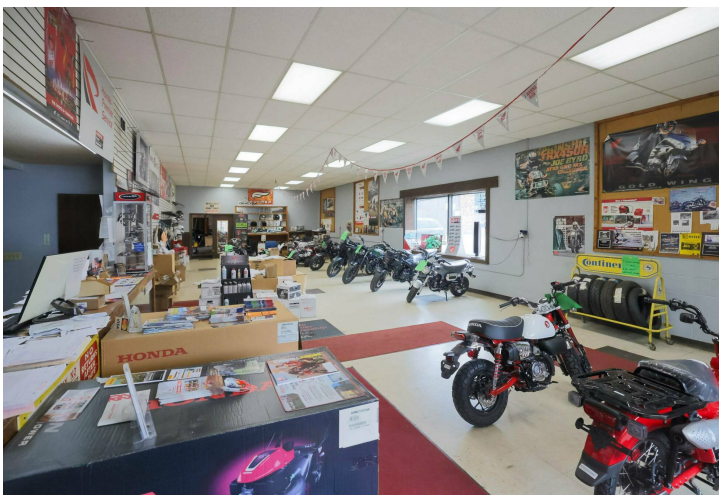
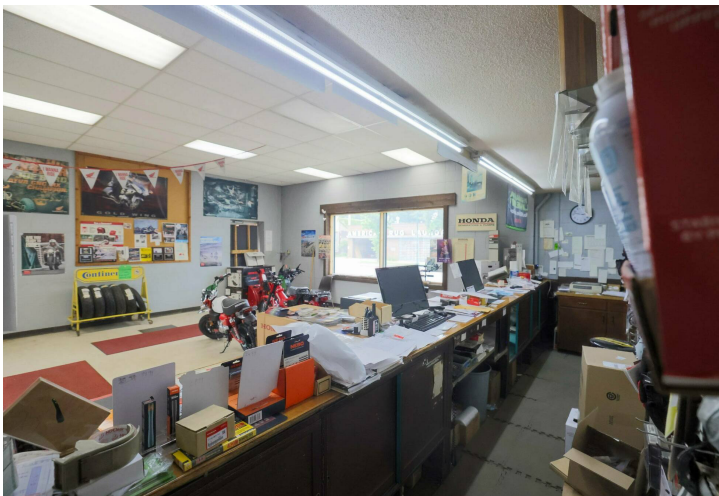
Building Size	10,464 SF
NOI	\$0.00
Cap Rate	0.0
Tenancy	Single (Owner-User)
Number of Floors (No Basement)	1
Year Built	1950
Power	3 Phase
Sprinklers	None
HVAC	Gas Powered Heat and Window A/C
Building structure	Brick
Roof	Rubber Membrane (20 years)



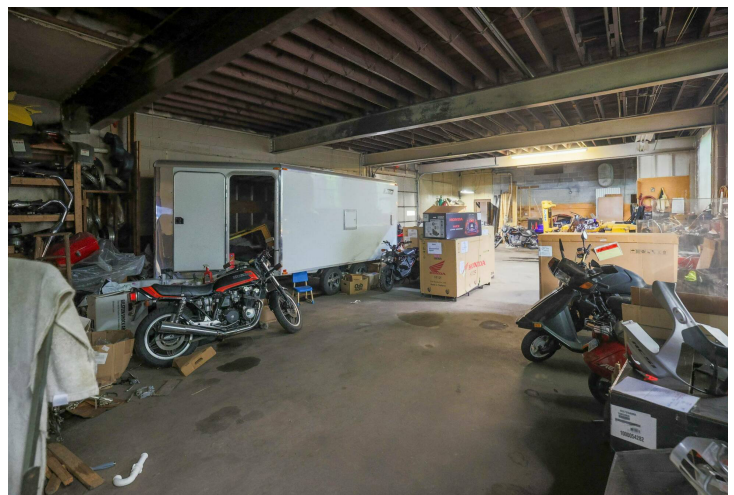
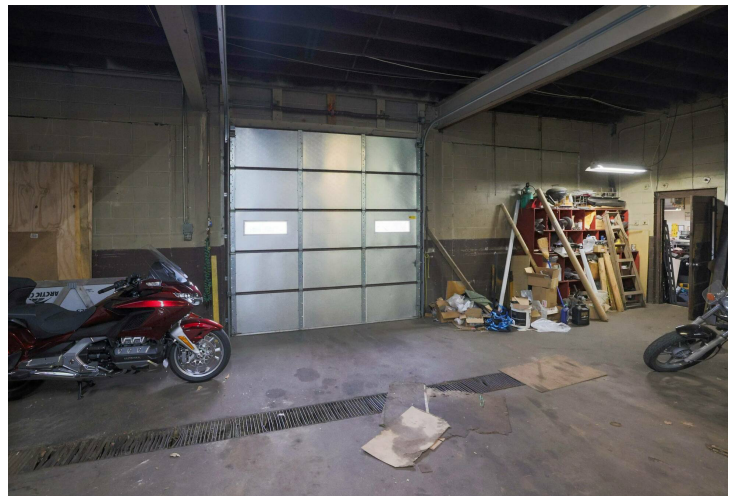
Floor Plan



Retail / Showroom Photos



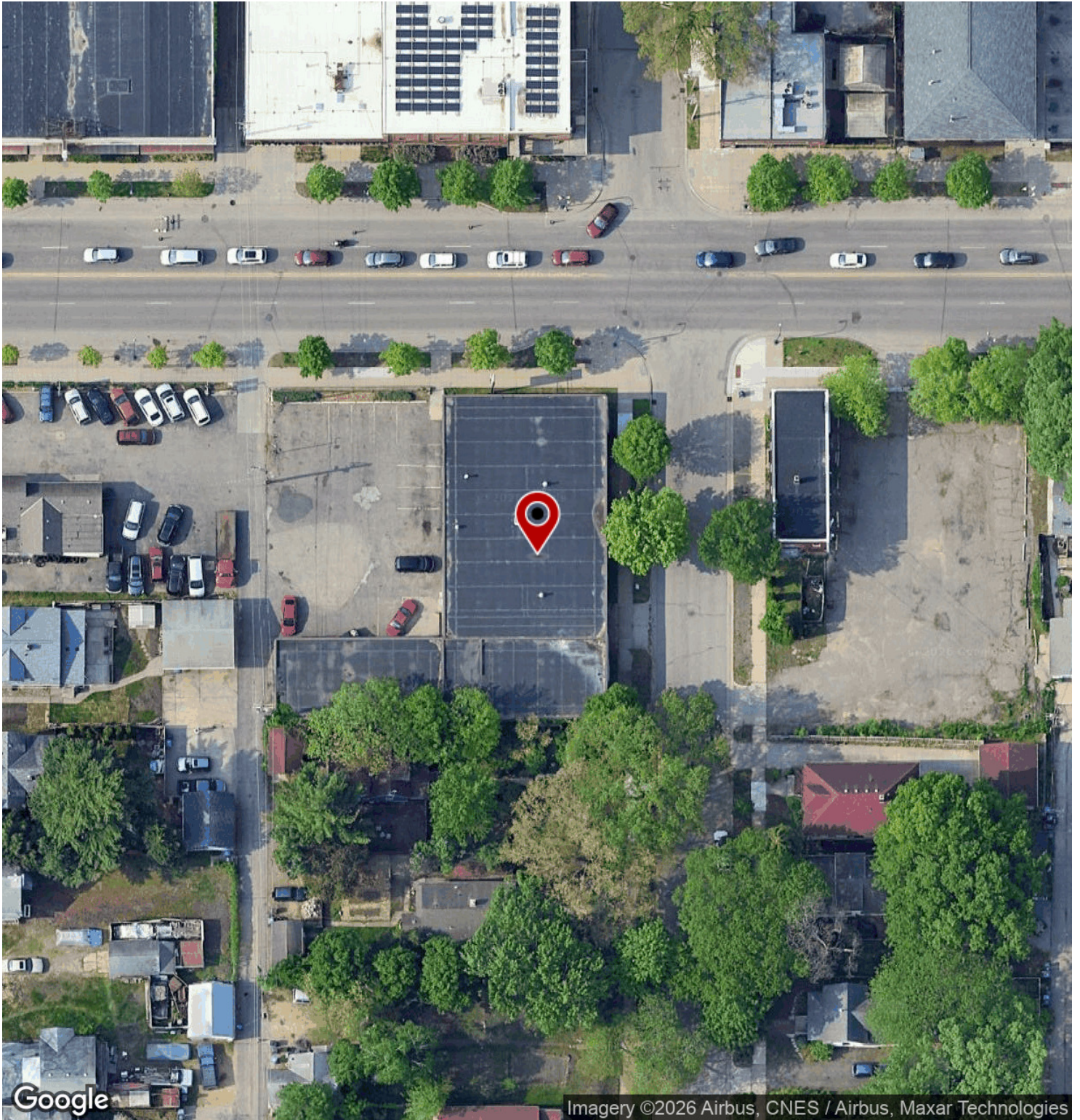
Warehouse Photos



Aerial (Property Boundaries)



Aerial Map



Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies



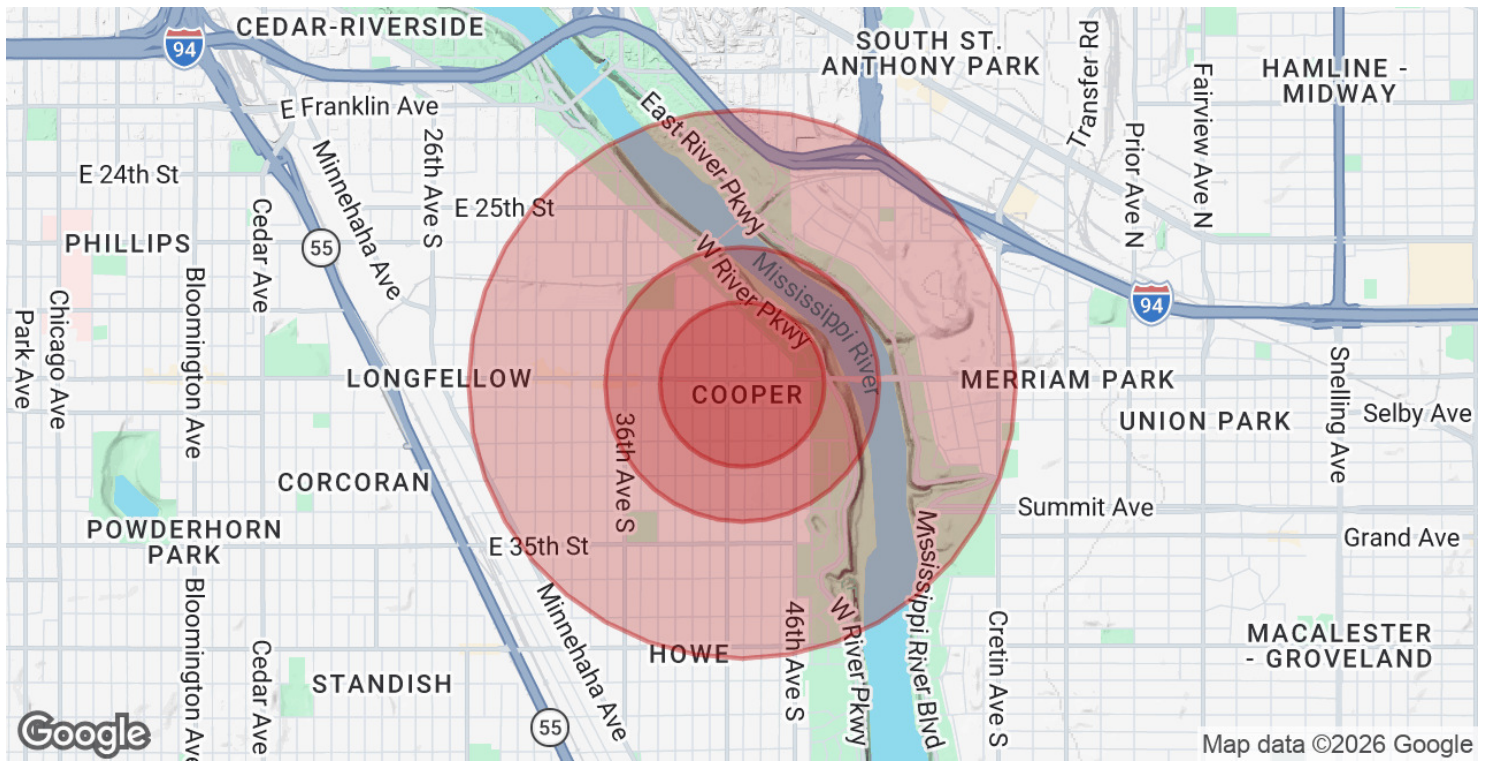
Retailer Map



Regional Map



Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,921	4,420	15,778
Average Age	43	43	41
Average Age (Male)	43	42	41
Average Age (Female)	43	43	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	875	2,009	6,935
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$134,196	\$127,659	\$117,454
Average House Value	\$448,498	\$421,228	\$421,144

2020 American Community Survey (ACS)

