

ASSEMBLY

Development • Brokerage • Consulting

**2724-2728 Lyndale Ave S
Minneapolis, MN**

FOR SALE | FOR LEASE



2724-2728 Lyndale Ave S

SALE PRICE: \$1,495,000

LEASE RATES: \$12.00 NNN | **CAM/TAX:** \$7.40

2724 - 2728 Lyndale Ave S, Minneapolis, MN 55408

Parcel ID: 33-029-24-41-0235 | 2025 Tax: \$38,373.18

Year Built: 1922

Building Size: 17,408 SF Total

- 12,608 SF (11,750 ground floor/858 second floor)
- 4,800 SF Basement

Lot Size: 0.36 acres

Zoning: CM2 - Corridor Mixed Use/BFC6 - Built Form Six Stories

Loading: One dock door

Parking: 7 surface stalls

Income in Place: Five year, 6,750 SF NNN lease (2728 Lyndale)

Available for Lease: 5,858 SF + Basement (2724 Lyndale)

Highlights: 2724 - 2728 Lyndale Avenue South is an office/retail building with coveted off-street parking in the desirable Lyn-Lake Neighborhood.

- Highly visible location.
- Just two blocks from the Midtown Greenway.
- Trendy neighborhood with restaurants, retail, shopping and more.
- Great opportunity to invest in a dynamic area.



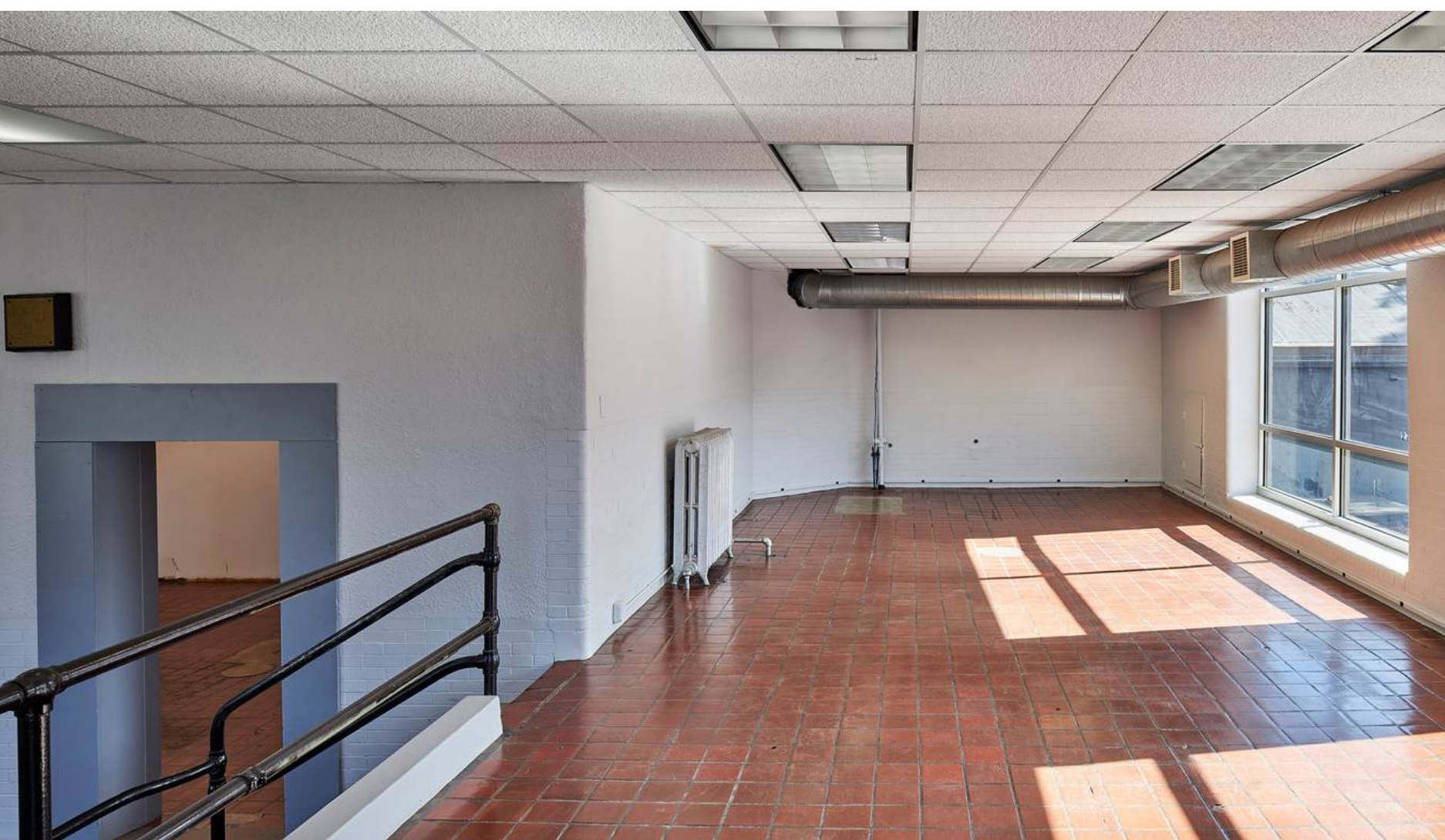


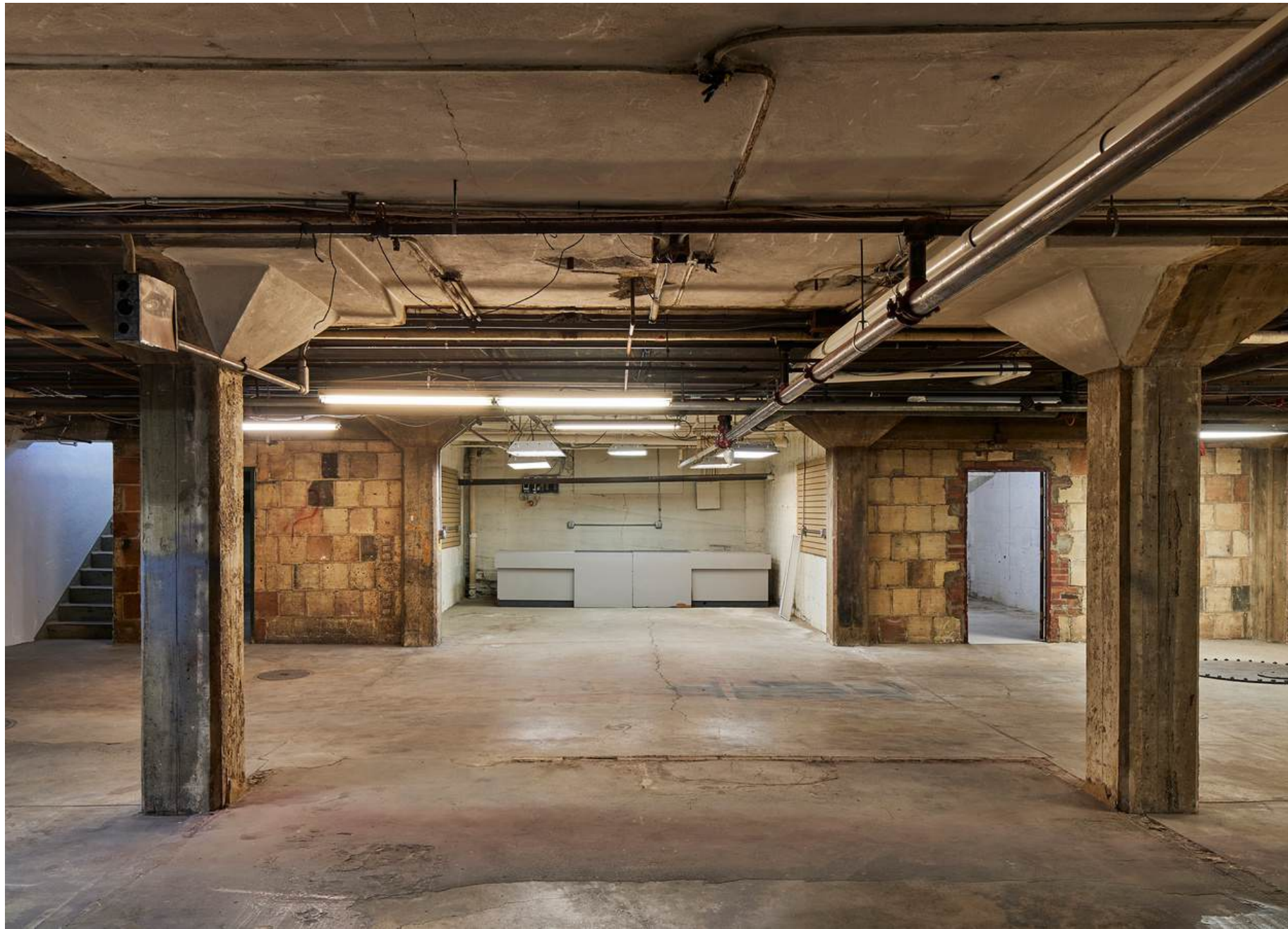
HUGE
improv theater

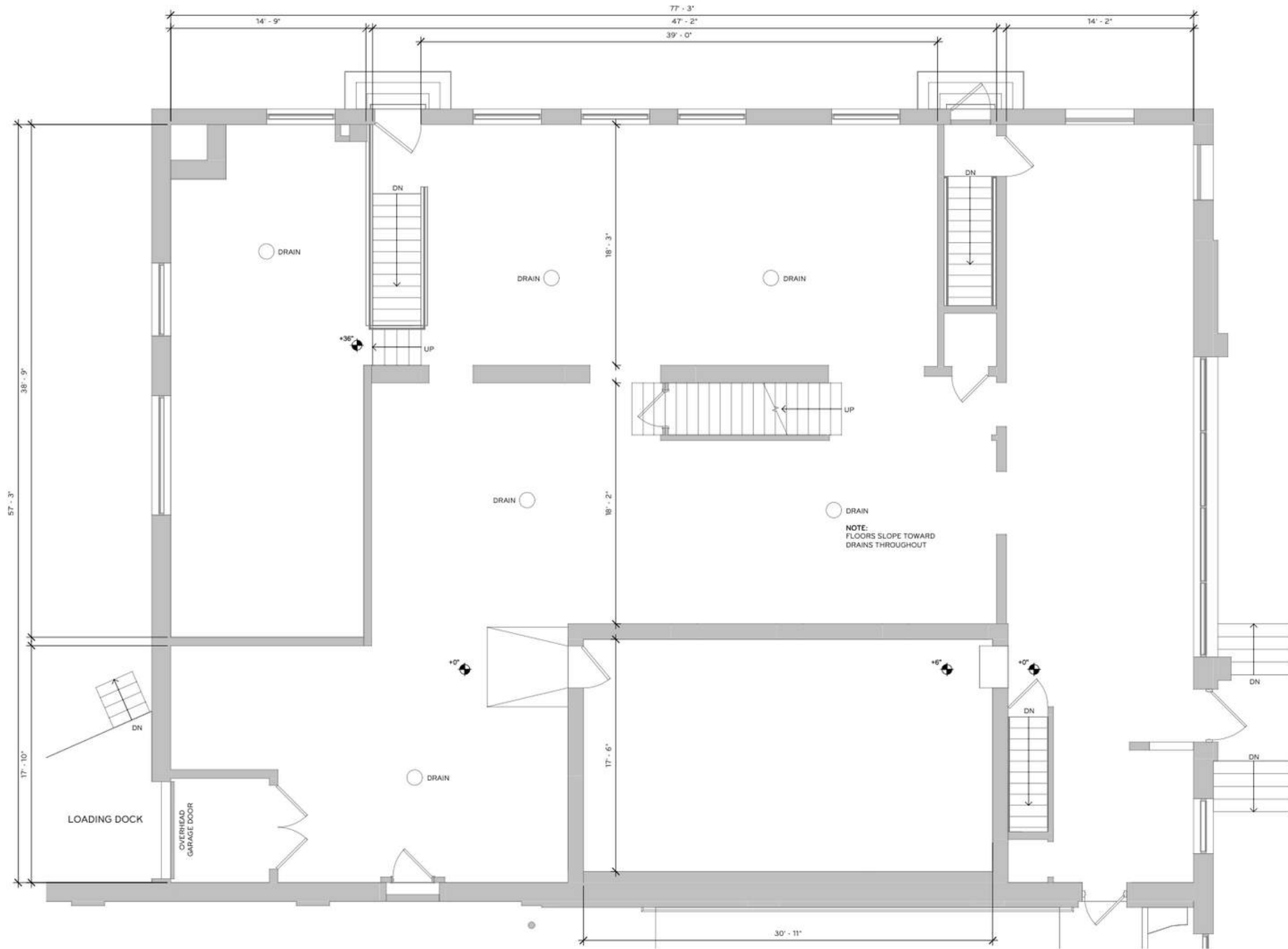
improv theater
improv classes
hugetheater.com

NUDGE
FRIDAYS
SATURDAYS

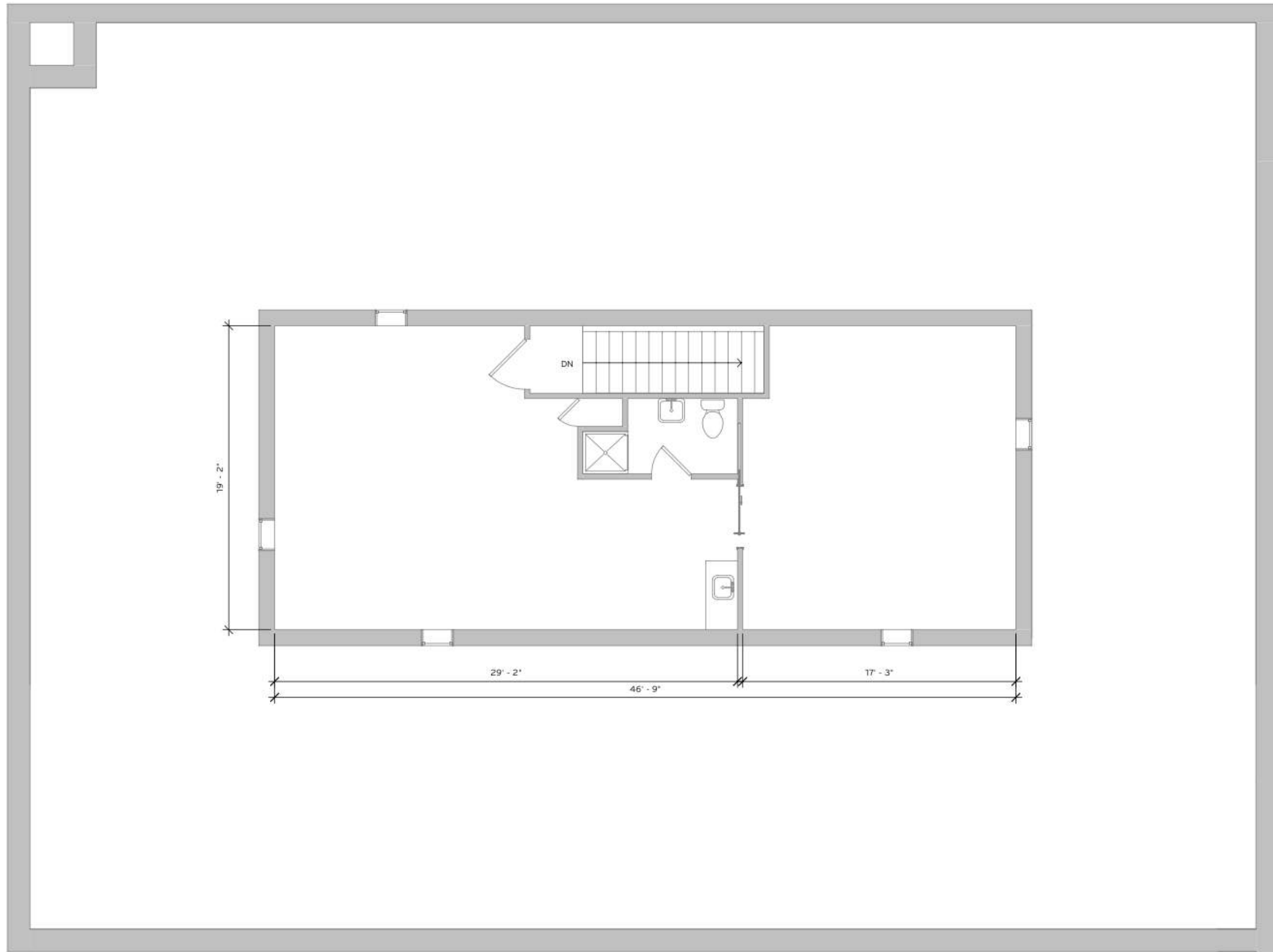
ESSENTIALLY
FOR LEASE



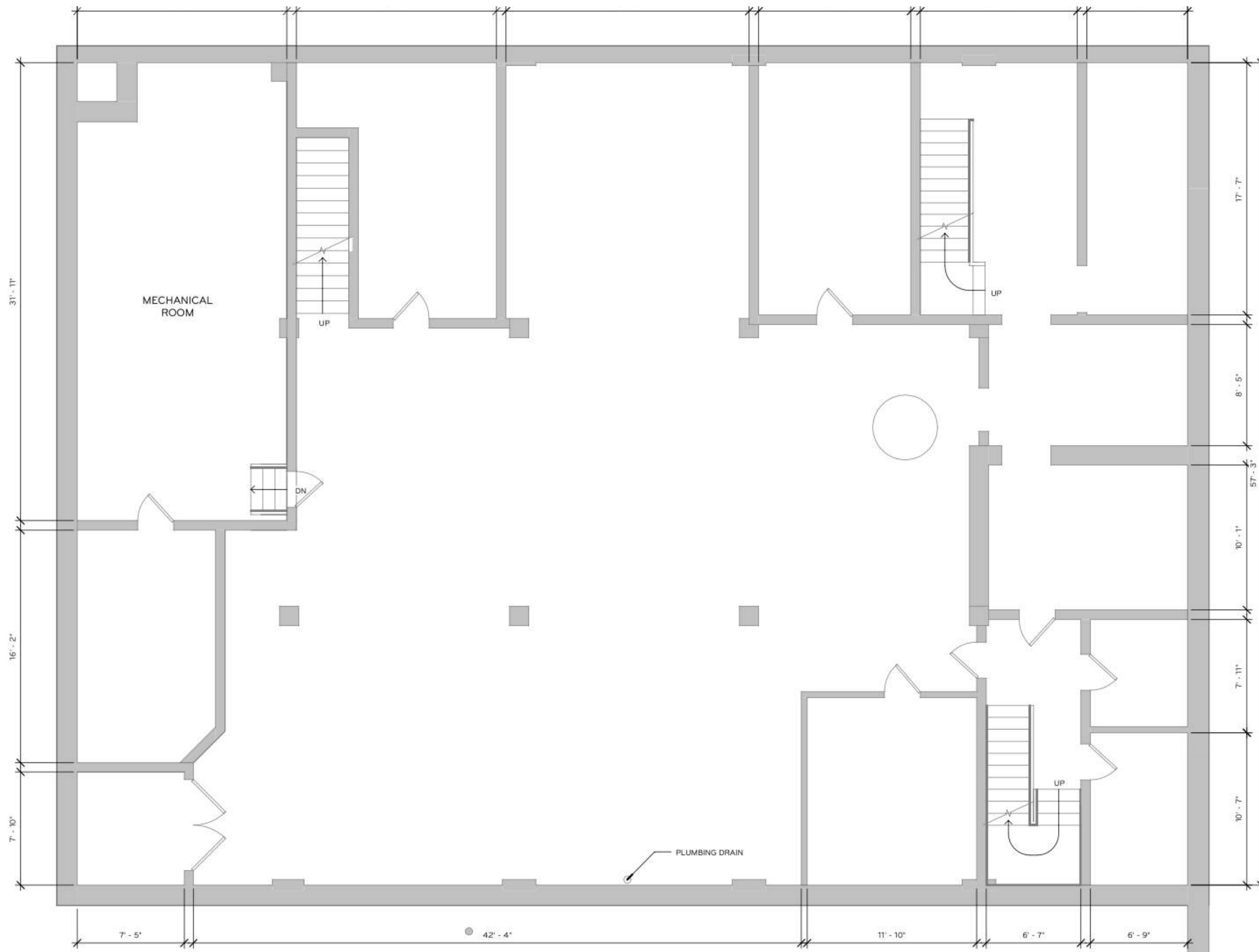




2724 Main Level Floor Plan

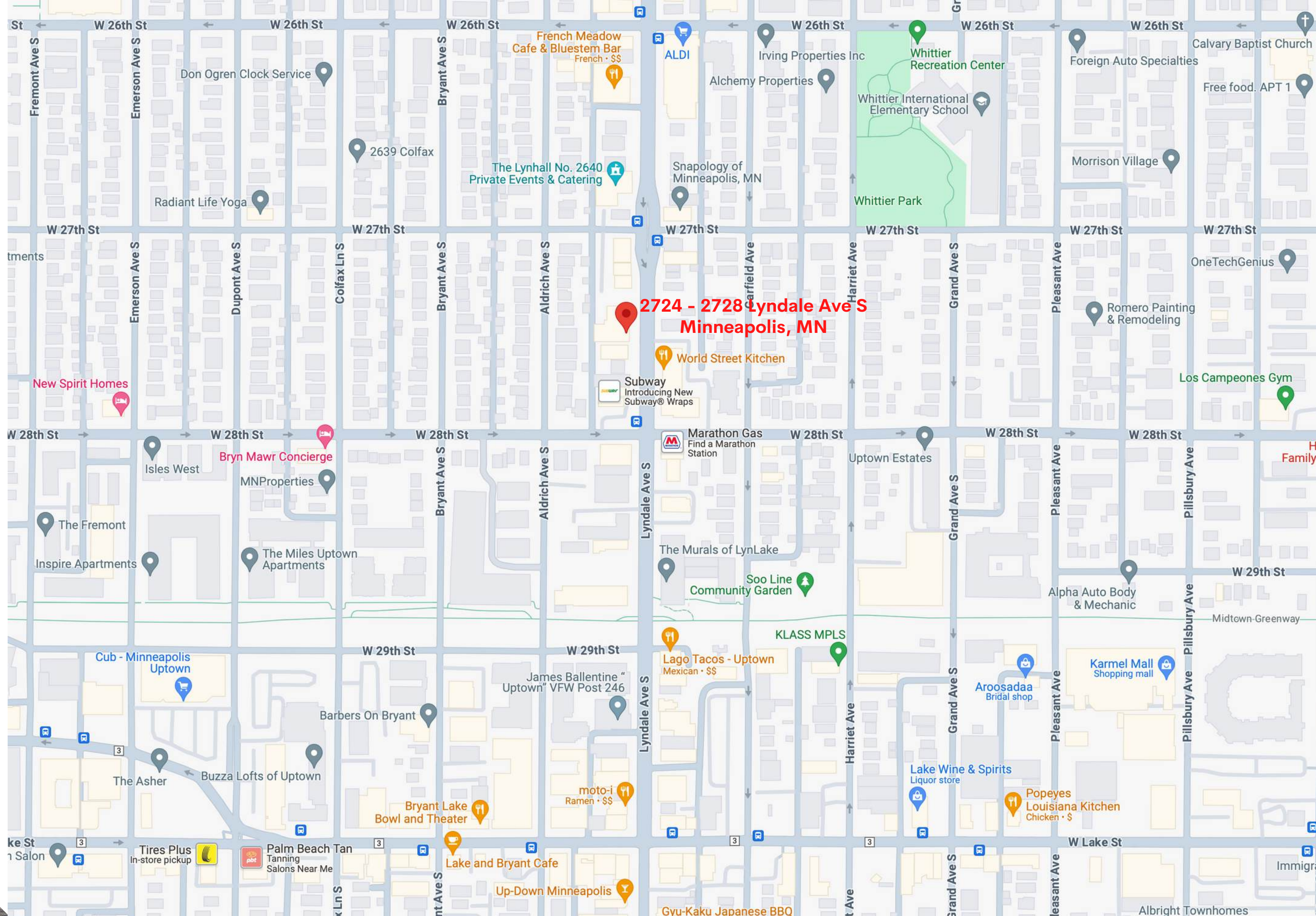


2724 Upper Level Floor Plan



2724 Lower Level Floor Plan

Lowry Hill East/Uptown



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