



Turn-Key Auto Shop / Retail Flex Space

3412 S Cedar Ave, Minneapolis, MN 55407

Xingquan Li

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Turn-Key Auto Shop / Retail Flex Space

\$12.00 /SF/YR

Auto Repair / Retail Shop for Lease – 3412 Cedar Ave S, Minneapolis, MN 55407

Former Top Gear Auto Shop | C2 Commercial Retail | \$5,939/Month

Property Overview
3412 Cedar Ave S offers a rare opportunity to lease a fully...

- Former auto repair + alignment shop — already built for automotive use
- Existing office / customer lobby — clean, ready for immediate move-in
- C2 Commercial Retail Zoning — allows a wide range of automotive, retail, and service businesses
- Private parking and easy access
- Conveniently located near Lake St, Hiawatha, and Midtown transit
- Office + shop combo ? perfect front desk setup for customer intake and estimating



| | |
|----------------------|--------------------|
| Rental Rate: | \$12.00 /SF/YR |
| Property Type: | Retail |
| Property Subtype: | Auto Repair |
| Gross Leasable Area: | 5,939 SF |
| Year Built: | 1924 |
| Walk Score ®: | 78 (Very Walkable) |
| Transit Score ®: | 56 (Good Transit) |
| Rental Rate Mo: | \$1.00 /SF/MO |

1

1st Floor

| | |
|-----------------|------------------|
| Space Available | 5,939 SF |
| Rental Rate | \$12.00 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Built Out As | Standard Retail |
| Space Type | Relet |
| Space Use | Retail |
| Lease Term | 5 Years |

Current auto repair and alignment shop with existing shop layout, bay doors, and built-out office/reception area. Fully operational as an auto shop, but the C2 zoning also allows conversion to a wide range of retail and service businesses. Excellent opportunity for automotive, retail, specialty service, or mixed commercial use. Flexible space with strong visibility and lots of potential!

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|--|-------------|---------------|
| Midwest Transmission Service & Auto Repair | - | |
| Top Gear | - | June 2025 |



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Property Overview

3412 Cedar Ave S offers a rare opportunity to lease a fully built-out auto repair and alignment shop in a prime South Minneapolis location. Previously operated as Top Gear Auto, the site is move-in ready for automotive users and ideal for businesses seeking both shop space and front-office visibility. This high-traffic corridor provides strong daily exposure and excellent customer accessibility.

Key Property Features

± Auto Repair Facility with Existing Infrastructure

Previously used for alignment, brakes, suspension, and light mechanic work

C2 Commercial Retail Zoning

Allows a wide range of automotive, retail, and service businesses

Large Drive-In Bay Doors

Suitable for multiple lifts, alignment equipment, and shop operations

Dedicated Office / Reception Area

Includes waiting room, customer service area, and admin workspace

High Ceilings & Open Shop Layout

Flexible configuration for lifts, equipment, and workflow

On-Site Parking

Convenient access for customers and vehicles

High Visibility Cedar Avenue Frontage

Property Photos

