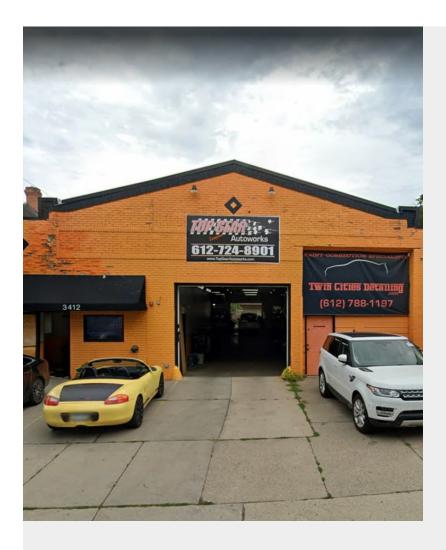


# Turn-Key Auto Shop / Retail Flex Space

3412 S Cedar Ave, Minneapolis, MN 55407

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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

# 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





#### 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!

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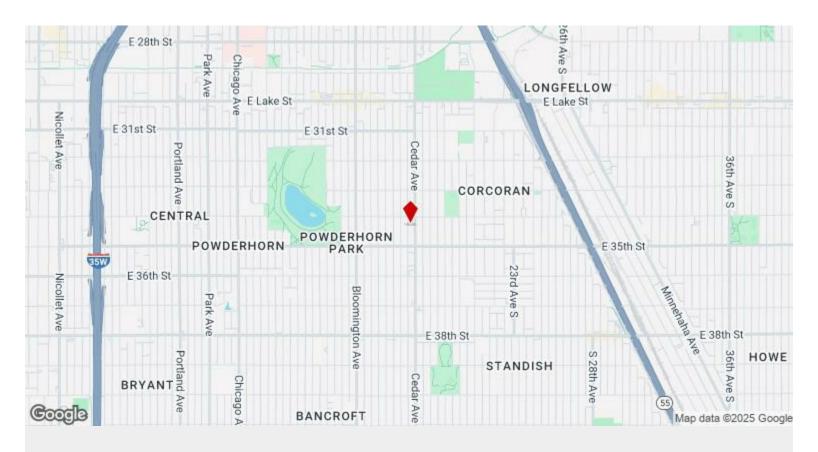
### **Major Tenant Information**

Tenant SF Occupied Lease Expired

Midwest Transmission Service & -

Auto Repair

Top Gear - June 2025



### 3412 S Cedar Ave, Minneapolis, MN 55407

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 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 Migibility Codor Avenue Frontage

## **Property Photos**

