

FOR LEASE

Turn-Key Auto Shop / Retail Flex Space

3412 Cedar Ave S, Minneapolis, MN 55407

Ready-to-use auto mechanic and service shop in one of Minneapolis's strongest neighborhood corridors. Previously operated as Top Gear Autoworks.

Property Overview

A ready-to-use auto mechanic and service shop located in one of Minneapolis's strongest neighborhood corridors. Previously occupied by Top Gear Autoworks, the building is already configured for mechanic work, alignment services, detailing, tire shop operations, dispatch center, or light industrial retail.

Interior includes a finished office/lobby, private rooms, overhead doors, and an expansive shop area with excellent ceiling height and structural trusses.

This building can also be adapted for retail, contractor operations, a maker space, workshop, product showroom, appliance repair, furniture refinishing, e-bike or small-engine repair, logistics, or storage.

ZONING

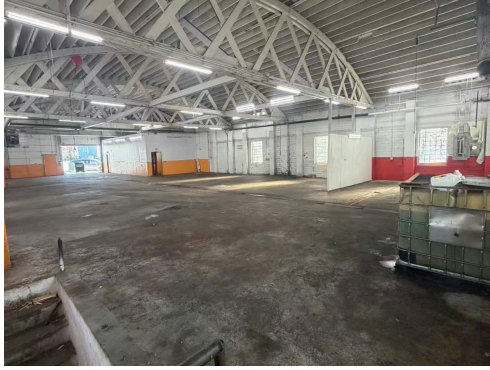
C2 — Highly Flexible

This corridor commercial zoning supports a wide range of small business uses, making the property easy to adapt or reposition for long-term tenants.

Property Photos



Exterior / Street View












Large Shop/Warehouse Interior



Lobby / Office Area

Feature Highlights

- | | | |
|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|  Turn-key shop configuration |  Existing office buildout |  Multiple bays / overhead doors |
|  Huge interior shop floor |  Excellent street exposure |  C2 Zoning — highly flexible |
|  High vehicle & foot traffic |  Immediate availability |  Strong local neighborhood demand |

Ideal For

This versatile property can accommodate a wide variety of business types, from traditional auto services to modern maker spaces and retail operations.



Auto repair, brake, tire, or alignment shop



Motorcycle / e-bike repair



Wraps, detailing, tinting, or specialty vehicle services



Contractor warehouse or dispatch center



Studio workshop or light industrial maker space



Appliance or electronics repair



Boutique retail + workshop combo



Storage, logistics, or fulfillment

Location Advantages



Highly visible South Minneapolis corridor



Surrounded by residential + commercial customers



Easy drive-in access and service visibility



Close to transit, major arterials, and downtown

Excellent customer base for automotive and service retail

Cedar Avenue South is a thriving commercial corridor with strong demographics, consistent traffic, and a reputation as a destination for neighborhood services and retail.

Lease Details

RATES

Competitive lease rates

TERM

Flexible term

CONDITION

Move-in ready

CUSTOMIZATION

Ready to Schedule a Tour?

Contact us today to view this property and discuss lease terms.



PROPERTY MANAGER

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Local Motion Properties

Professional Commercial Real Estate Services

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