



For Sale

*3040 LYNDALE AVE S
& 3045 ALDRICH AVE S
MINNEAPOLIS, MN 55408*

 *Listed by Naj Abdu*
NorthStar
REAL ESTATE ASSOCIATES



Property Information

Executive Summary



Offering Summary:

| | |
|----------------|-------------|
| Sale Price: | \$1,300,000 |
| Building Size: | 7,600 SF |
| Lot Size: | 0.32 Acres |
| Price / SF: | \$171.00 |
| Year Built: | 1930 - 2024 |
| Zoning: | CM3 |
| Traffic Count: | 21,900 |
| 2025 Taxes: | \$29,205.22 |

3040 Lyndale Ave S
Minneapolis, MN 55408



Property Overview:

This rare two-parcel opportunity includes both 3040 Lyndale Ave S and 3045 Aldrich Ave S in the heart of the highly desirable Lyn-Lake neighborhood, offering unmatched flexibility and value with all furniture included at no extra cost. The corner building features four levels totaling approximately 7,600 square feet, including a usable leased basement, three attached garage stalls, and a five-car parking lot, while the second parcel provides a ten-car parking lot ideal for future development. Zoned CM3, the property allows for retail, office, residential, multifamily, or live-work uses and currently generates \$1,525 per month from two month-to-month tenants, providing immediate cash flow. Located at the high-visibility corner of Lyndale and 31st, this is a rare chance to own a versatile, income-producing property in one of Minneapolis' hottest areas—please do not disturb tenants and schedule all tours through the listing brokers.

Property Details

Location Information

Street Address: 3040 Lyndale Avenue South
City, State, Zip: Minneapolis, MN 55408
County/Township: Hennepin/28
Range: 24
Section: 04
Signal Intersection: Yes
Nearest Airport: MSP

Building Information

| | |
|---------------------|----------|
| Building Size: | 7,600 SF |
| Finished SF: | 5,400 SF |
| Occupancy % | - |
| Tenancy | Single |
| Number Of Floors | 4 |
| Average Floor Size | 2,200 SF |
| Year Built | 1930 |
| Free Standing | Yes |
| Number Of Buildings | 1 |

Property Details

| | |
|-----------------------|-------------------------------|
| Property Type: | Retail |
| Property Subtype: | Free Standing Building |
| Zoning: | CM3 Community Mixed Use |
| Lot Size: | 0.32 Acres |
| APN#: | 0402824110013 & 0402824110014 |
| Lot Frontage: | 62 |
| Lot Depth: | 237 |
| Corner Property: | Yes |
| Traffic Count: | 21,900 |
| Traffic Count Street: | Lyndale Ave S |

Parking and Transportation

Street Parking:

Parking Type:

Number Of Spaces:

Yes

Surface

18

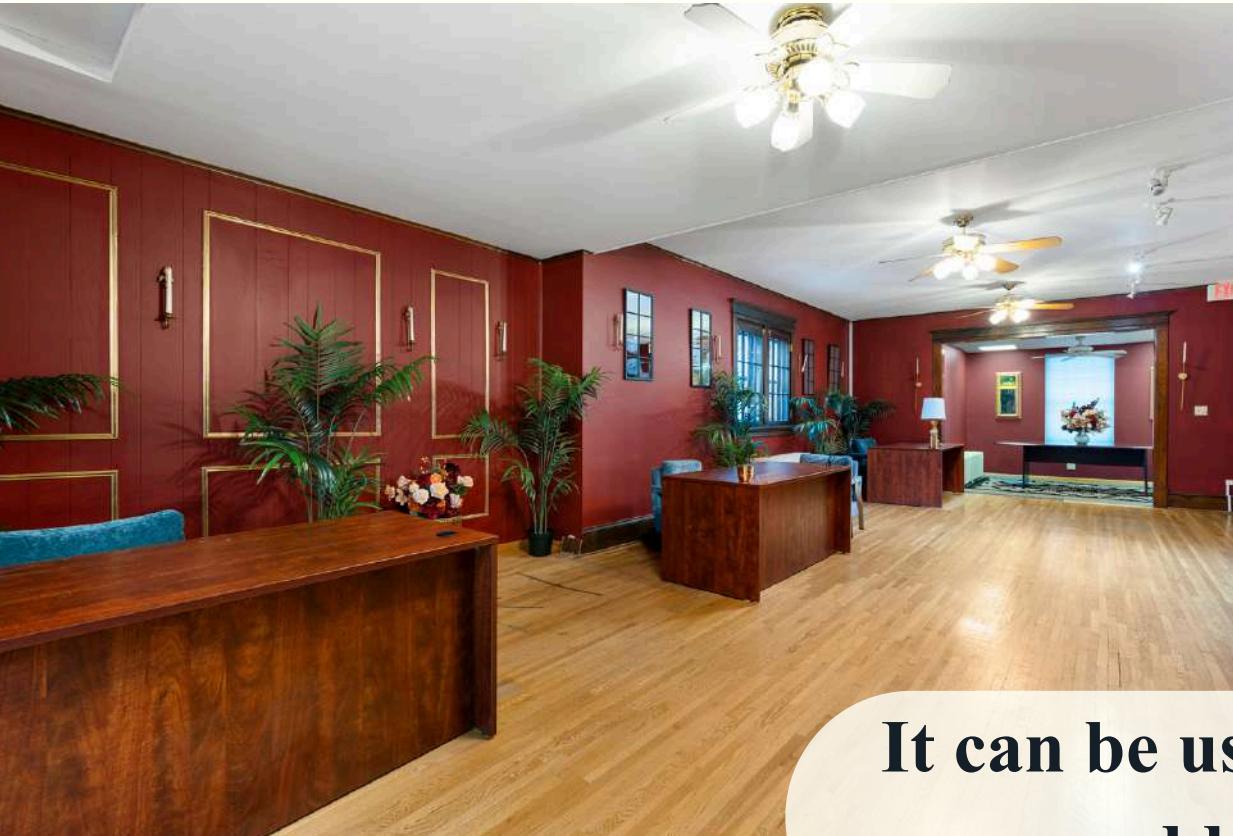
Parking Description: 5 parking spots and a 3 car garage + 10 parking spots across the alley





Photo Gallery

First Floor

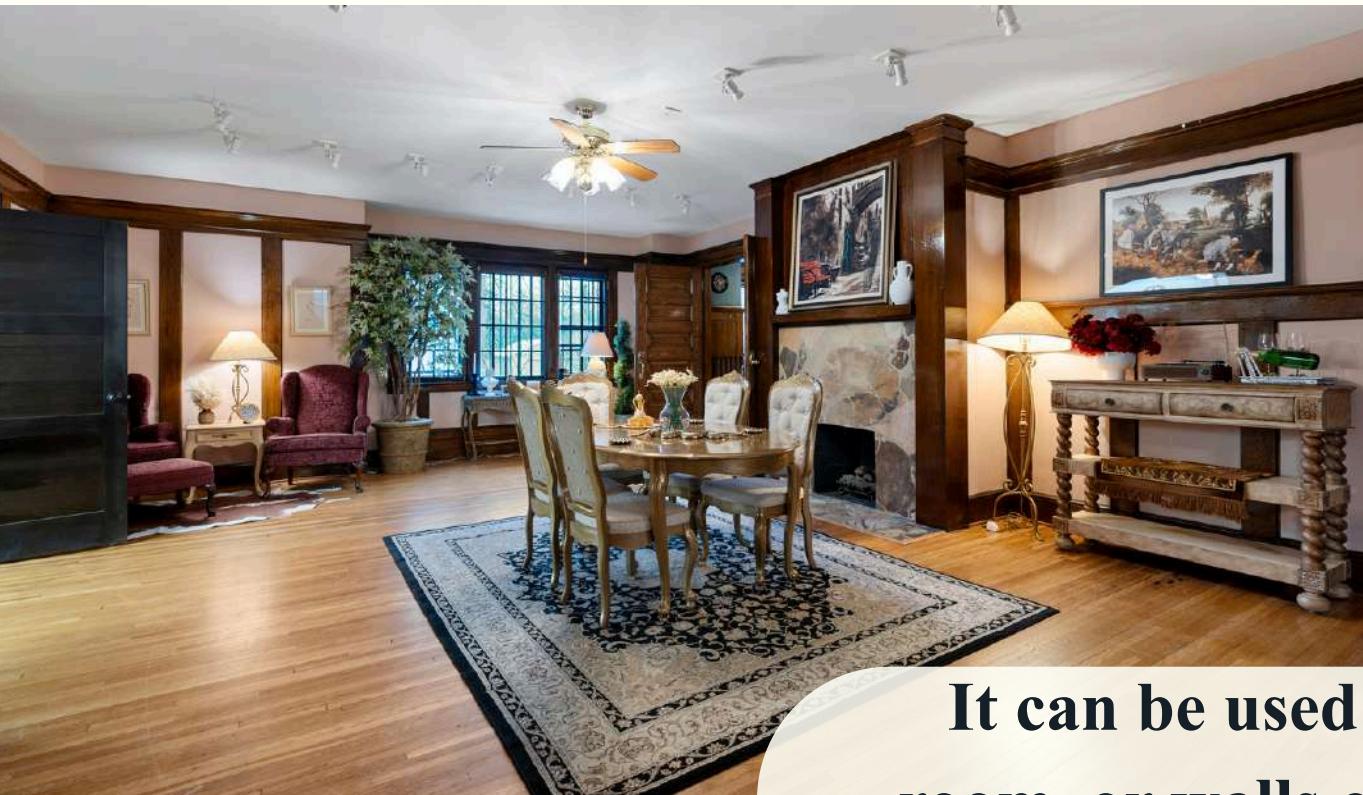


**It can be used as a co-working space, or
you can add walls to create private offices.**

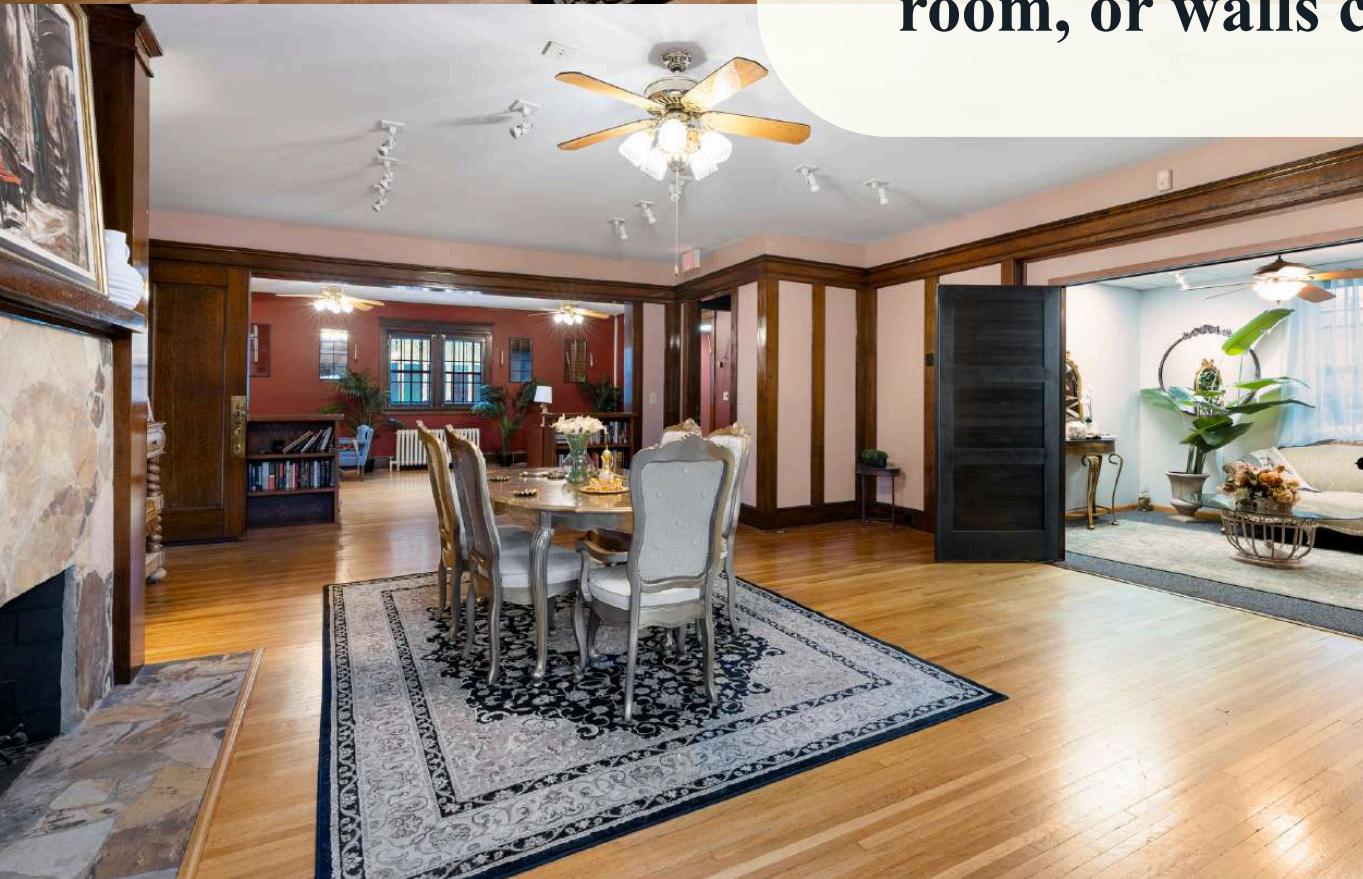




First Floor



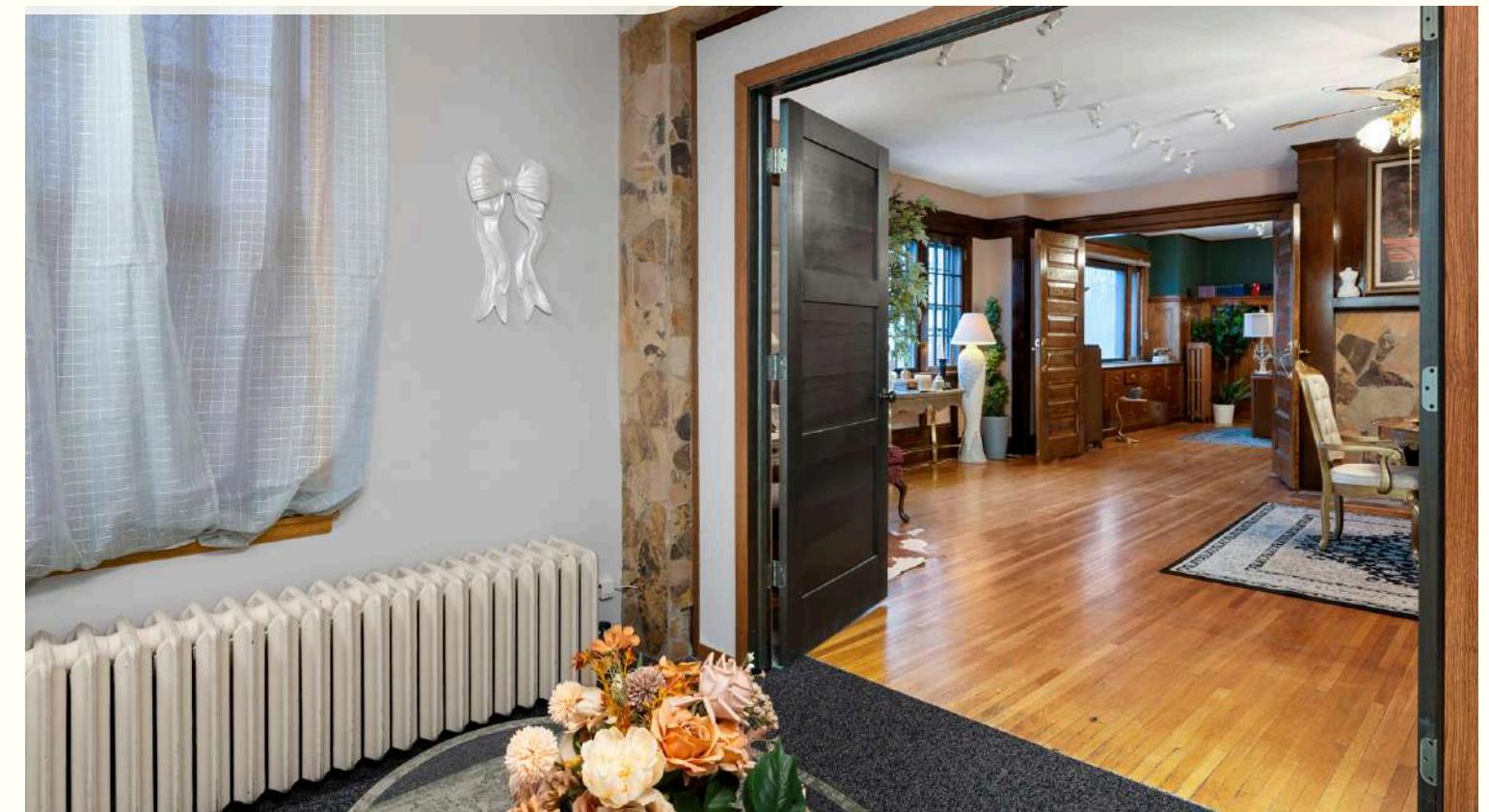
It can be used as a common or conference room, or walls can be added to create private offices.



First Floor



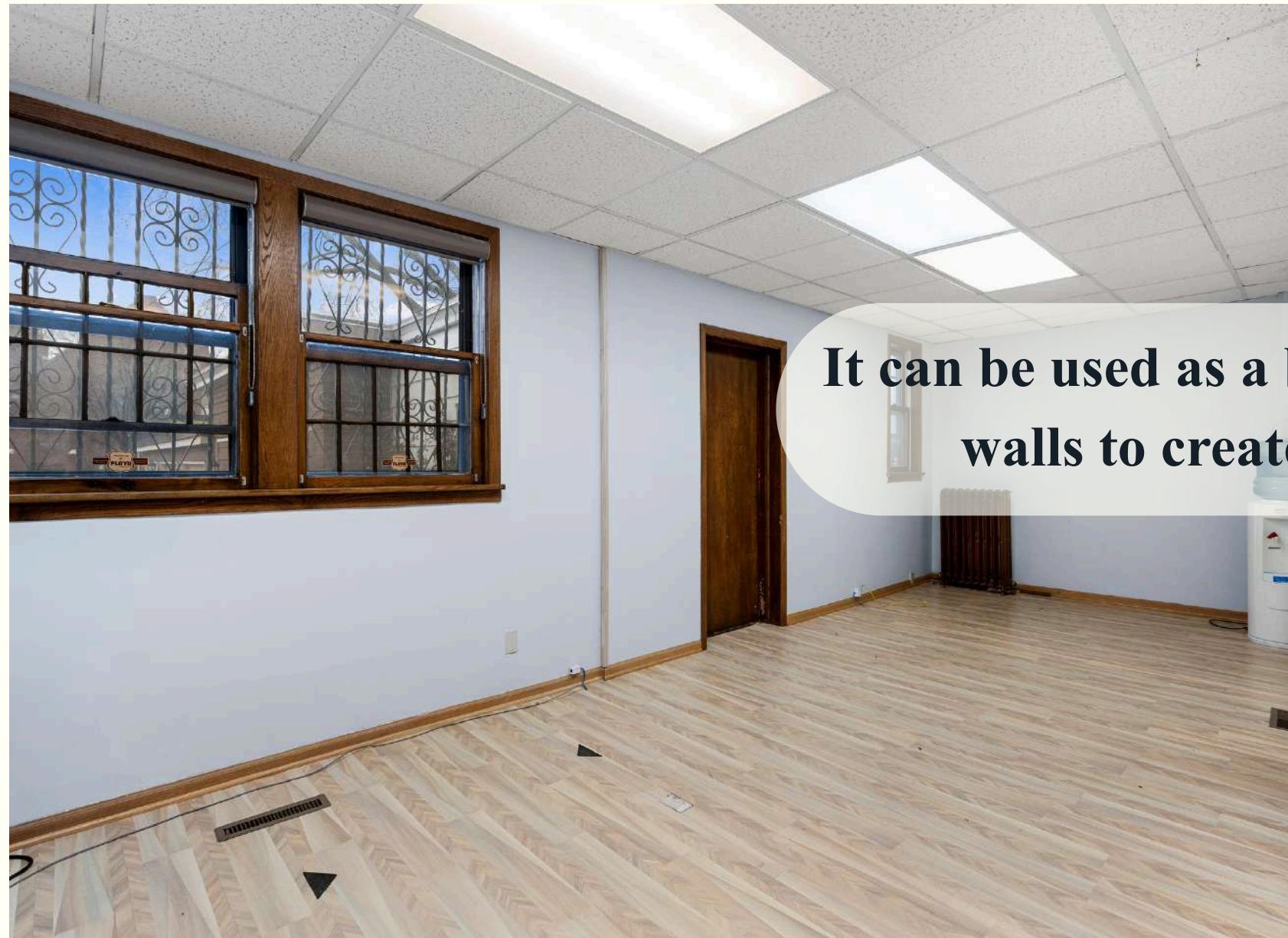
It can be kept as a lounge space or
refurnished for a private office.



First Floor



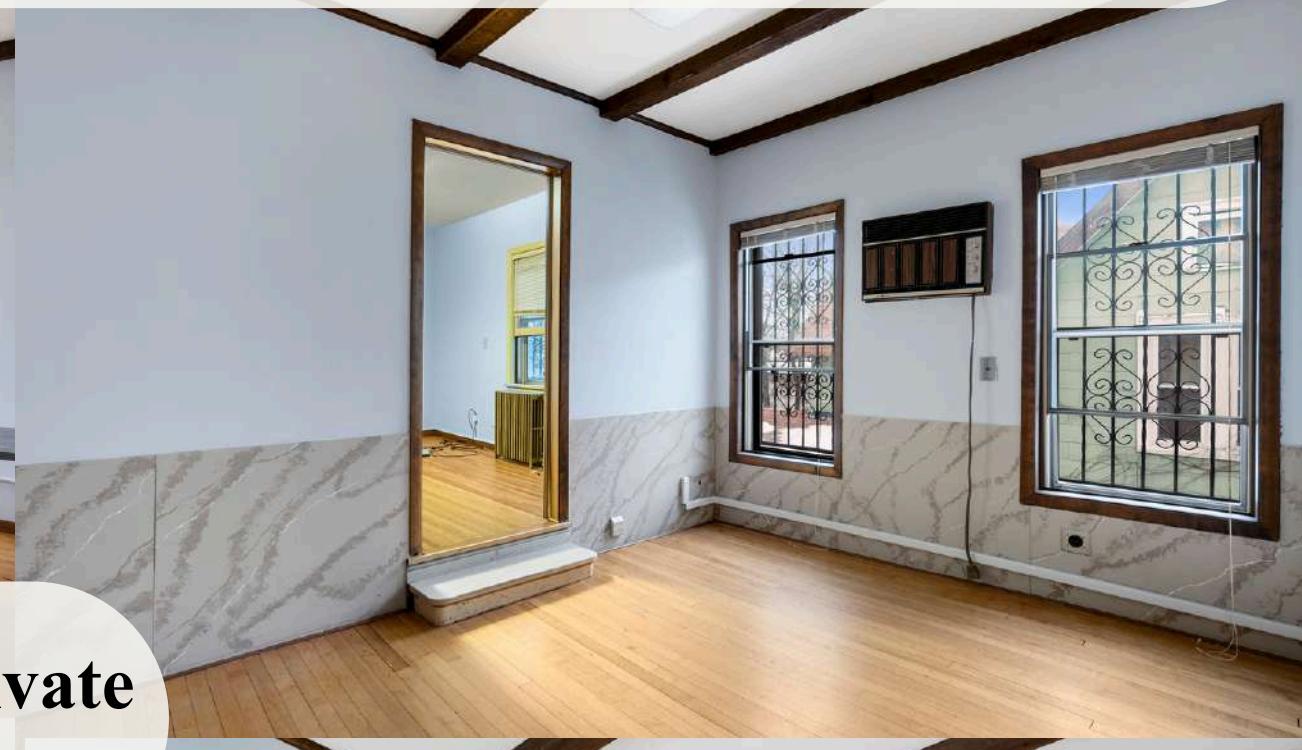
First Floor



Second Floor



*Currently have 1 leased MTM.
600\$ a month cashflow*



5 private executive offices with its own private entrance.



Second Floor





Third Floor



Basement



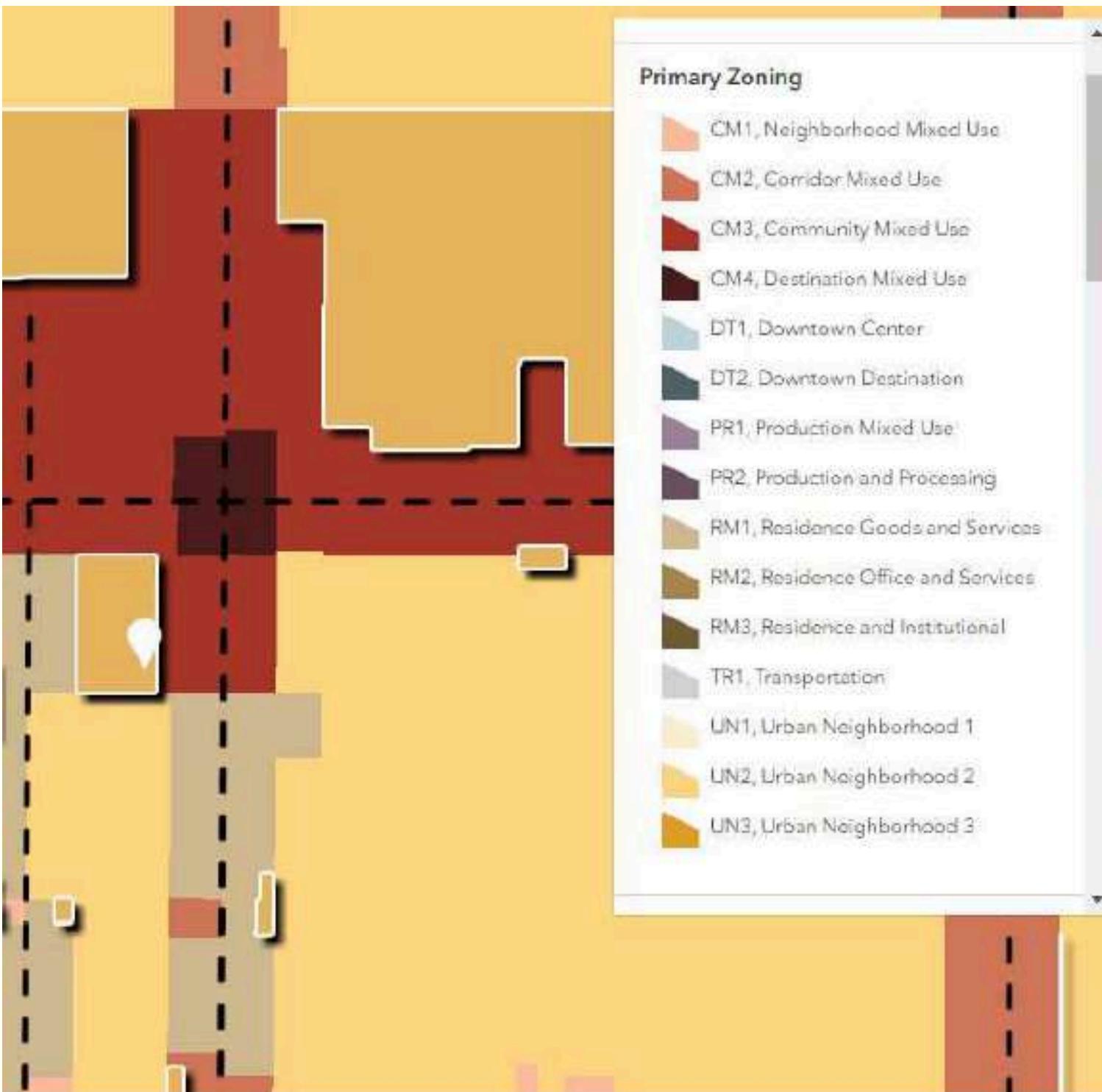
3040 Lyndale Ave S



COMMUNITY MIXED USE ZONING DISTRICT

The CM3 Community Mixed-Use District supports larger mixed-use projects with active commercial space along major streets. These commercial areas are designed to be smaller in size to encourage walkability and street activity, and public-facing nonresidential uses are required on the ground floor.

3045 Aldrich Ave S



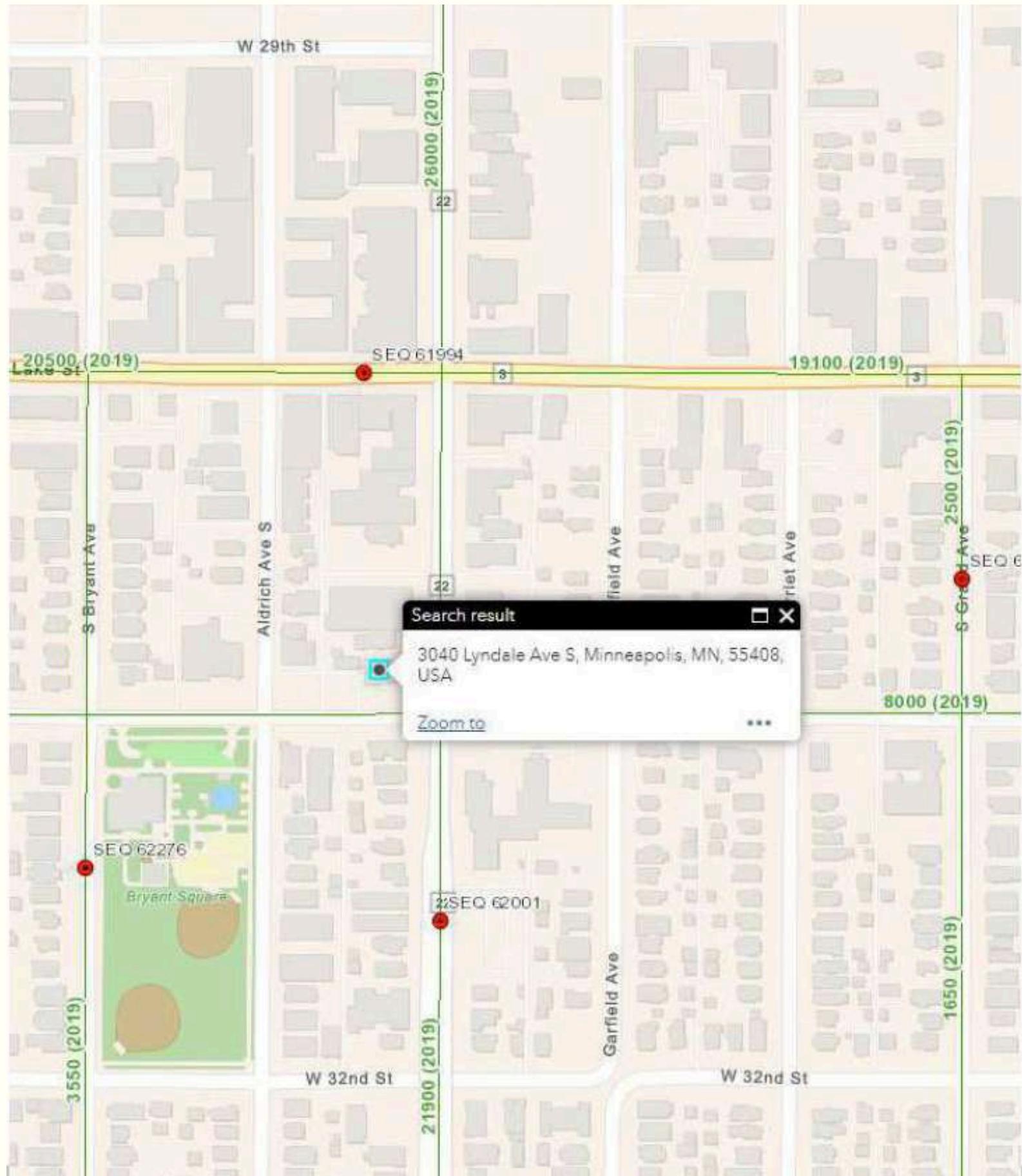
URBAN NEIGHBORHOOD 3 ZONING DISTRICT

The UN3 Neighborhood District primarily supports medium- to large-scale residential development located near transit corridors and METRO stations.



Retailer Map

Traffic Count



Lyndale Ave S
Lake Street
W 31st Street

21,900 Vehicles Per Day
20,500 Vehicles Per Day
8,000 Vehicles Per Day

