



For Sale

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

Listed by Naj Abdu
NorthStar
REAL ESTATE ASSOCIATES

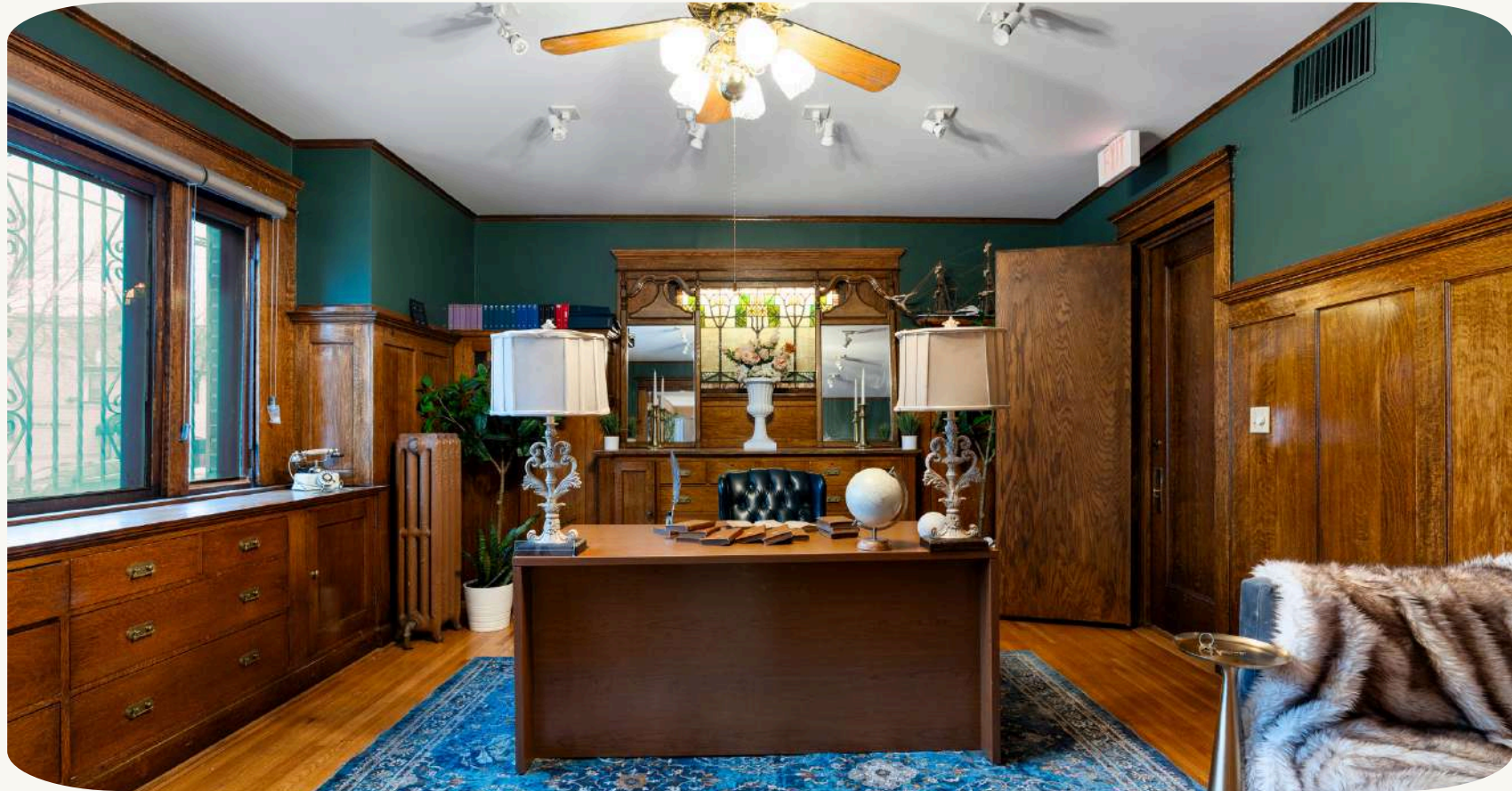


Property Information

Executive Summary

3040 Lyndale Ave S

Minneapolis, MN 55408



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

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

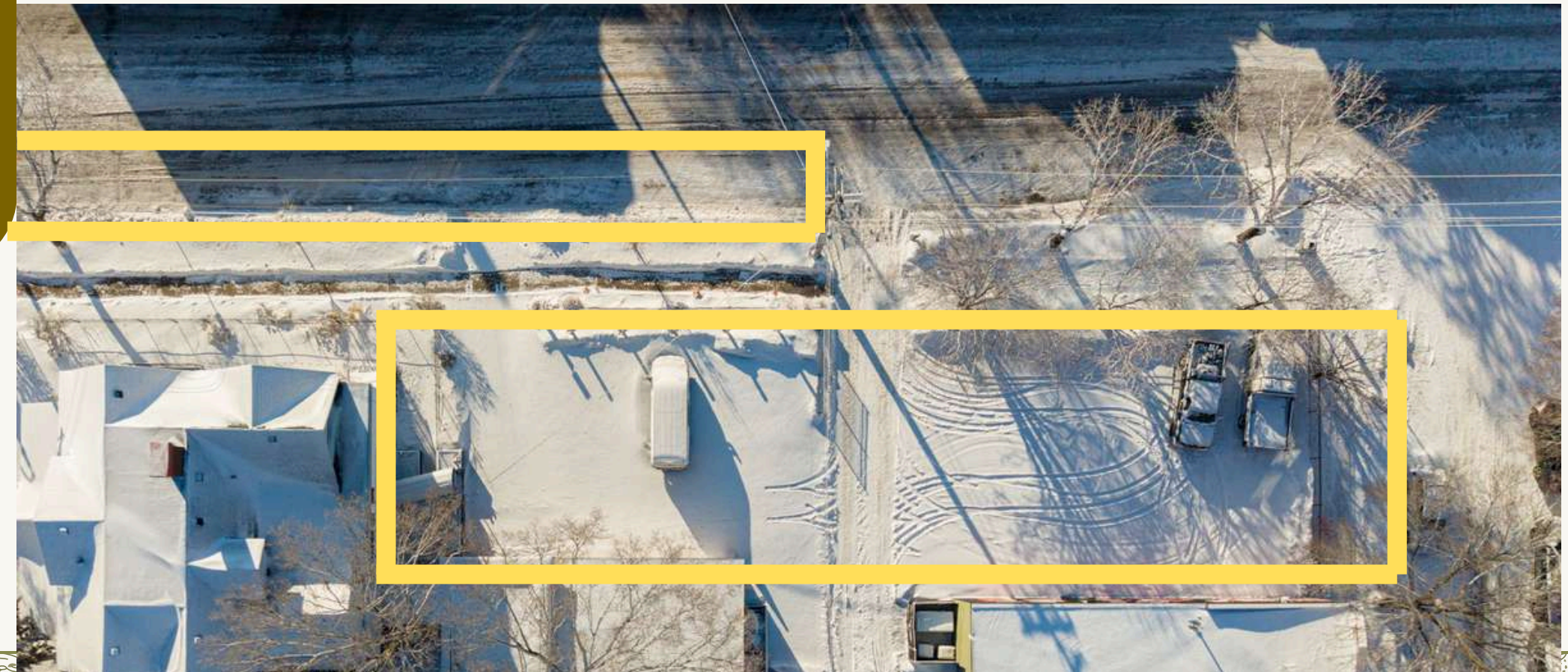
Property Type: Retail
Property Subtype: Free Standing Building
Zoning: CM3 Community Mixed Use
Lot Size: 0.32 Acres
APN#: 0402824110013 & 0402824110014
Lot Frontage: 62
Lot Depth: 237
Corner Property: Yes
Traffic Count: 21,900
Traffic Count Street: Lyndale Ave S



Parking and Transportation

Street Parking: Yes
Parking Type: Surface
Number Of Spaces: 18

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



An aerial photograph of a residential street in winter, covered in snow. Long shadows from trees and buildings are cast across the snow. A yellow rectangular frame highlights two specific properties. The property on the left is labeled '3040 Lyndale Ave S' and the property on the right is labeled '3045 Aldrich Ave S'.

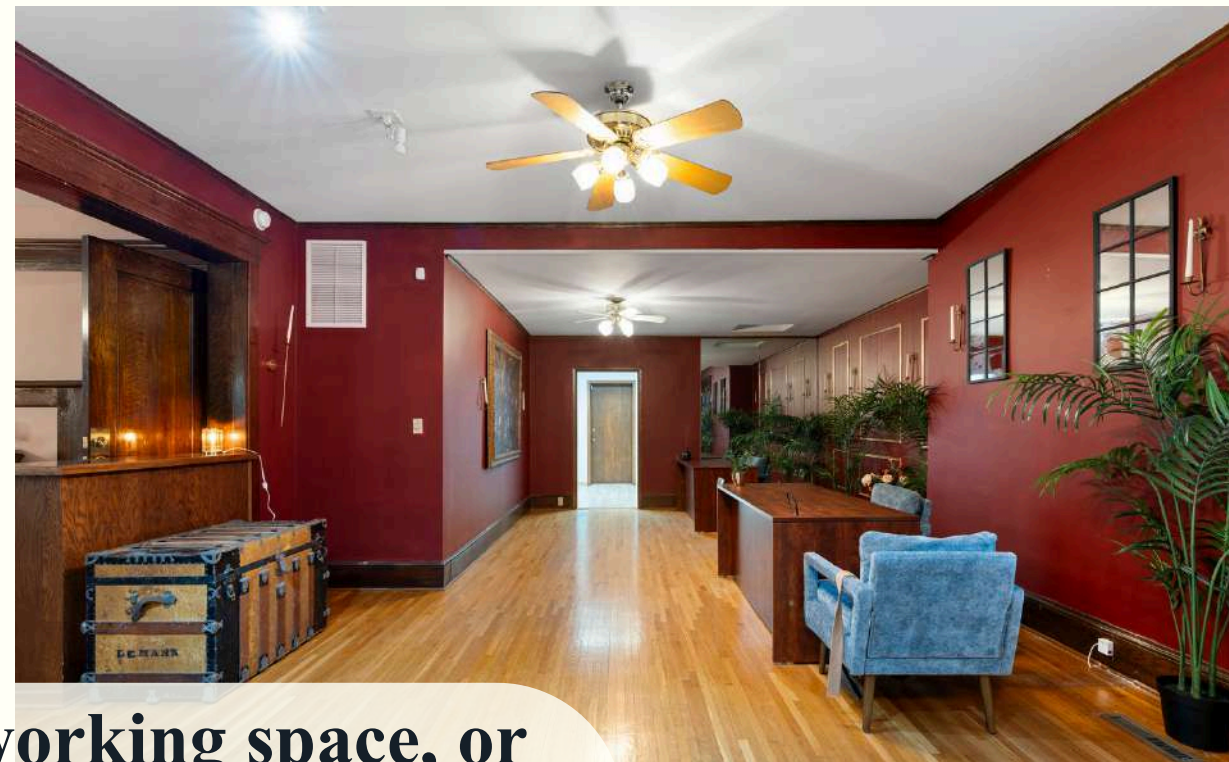
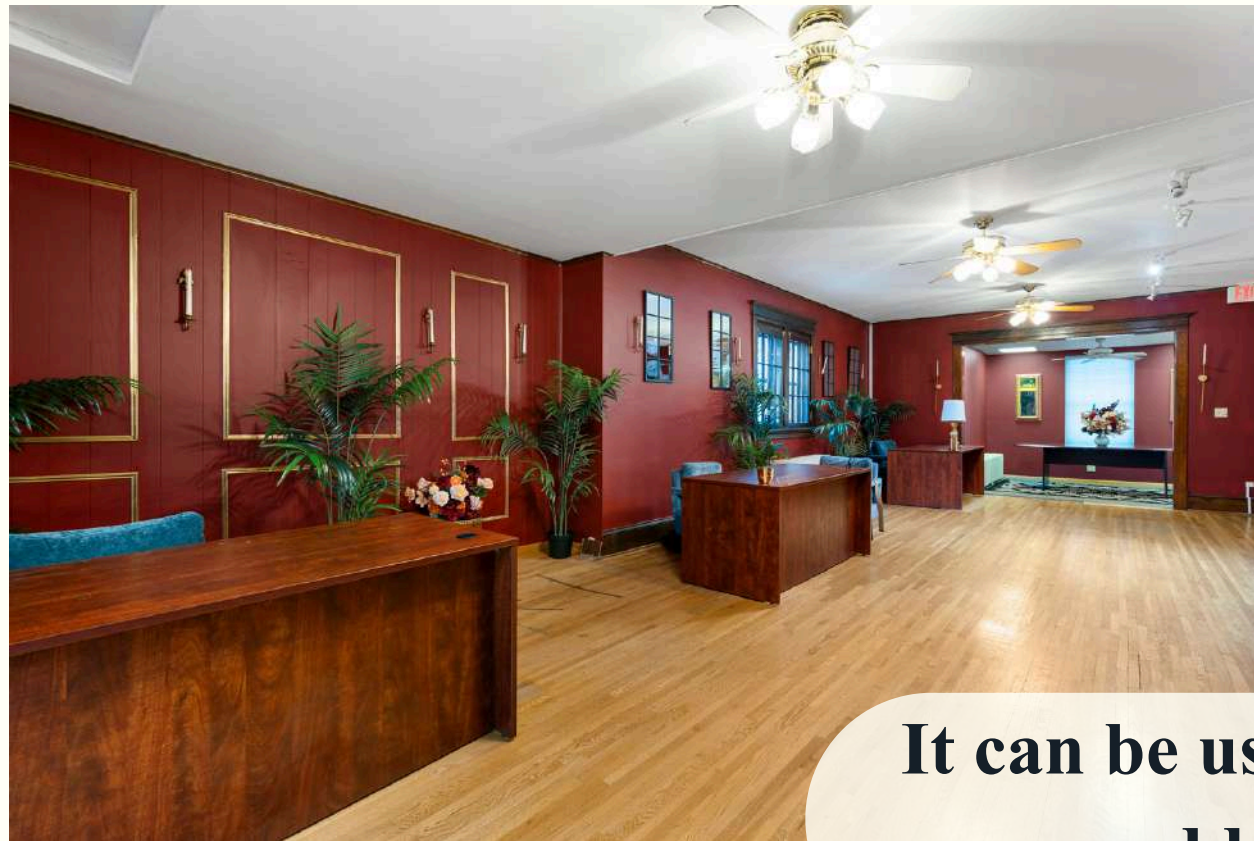
3040 Lyndale Ave S

3045 Aldrich Ave S

Photo Gallery



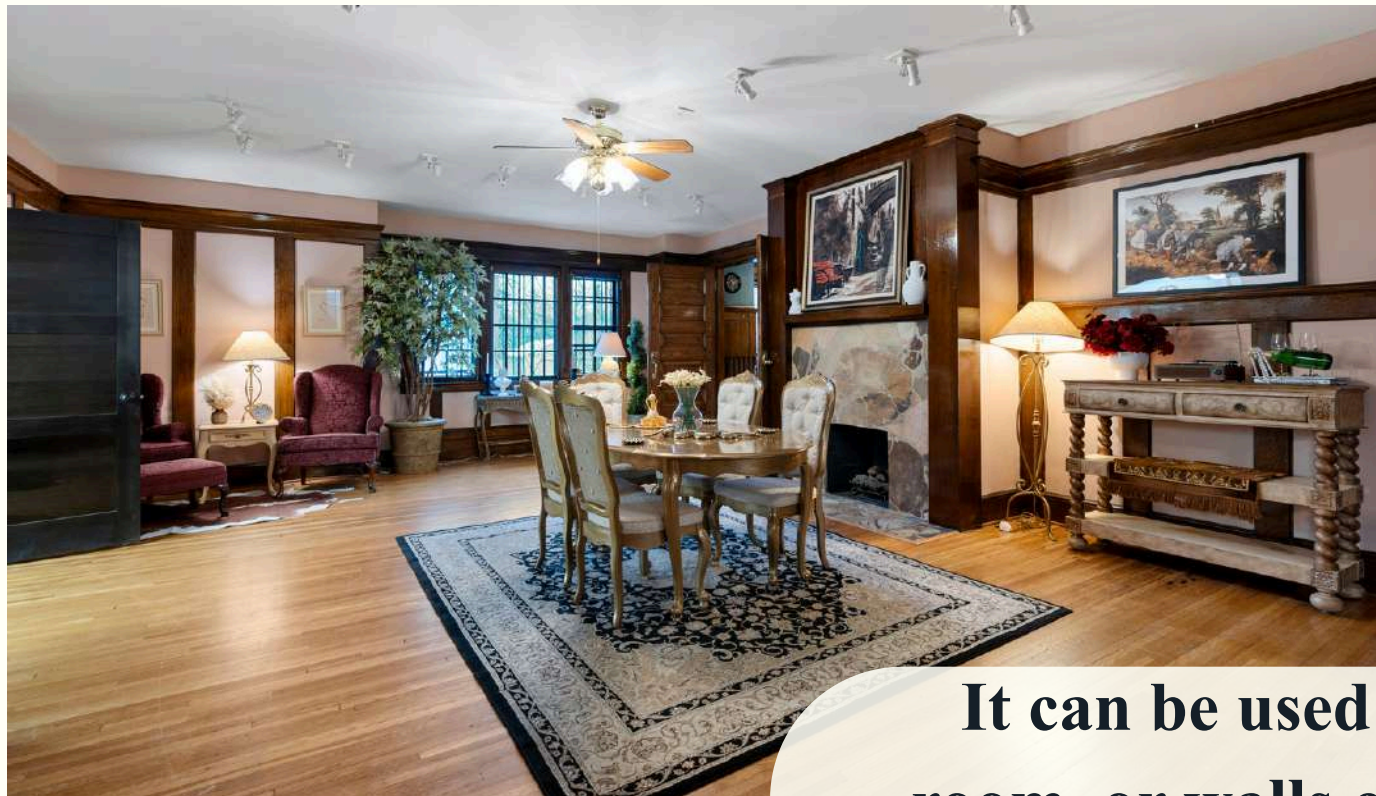
First Floor



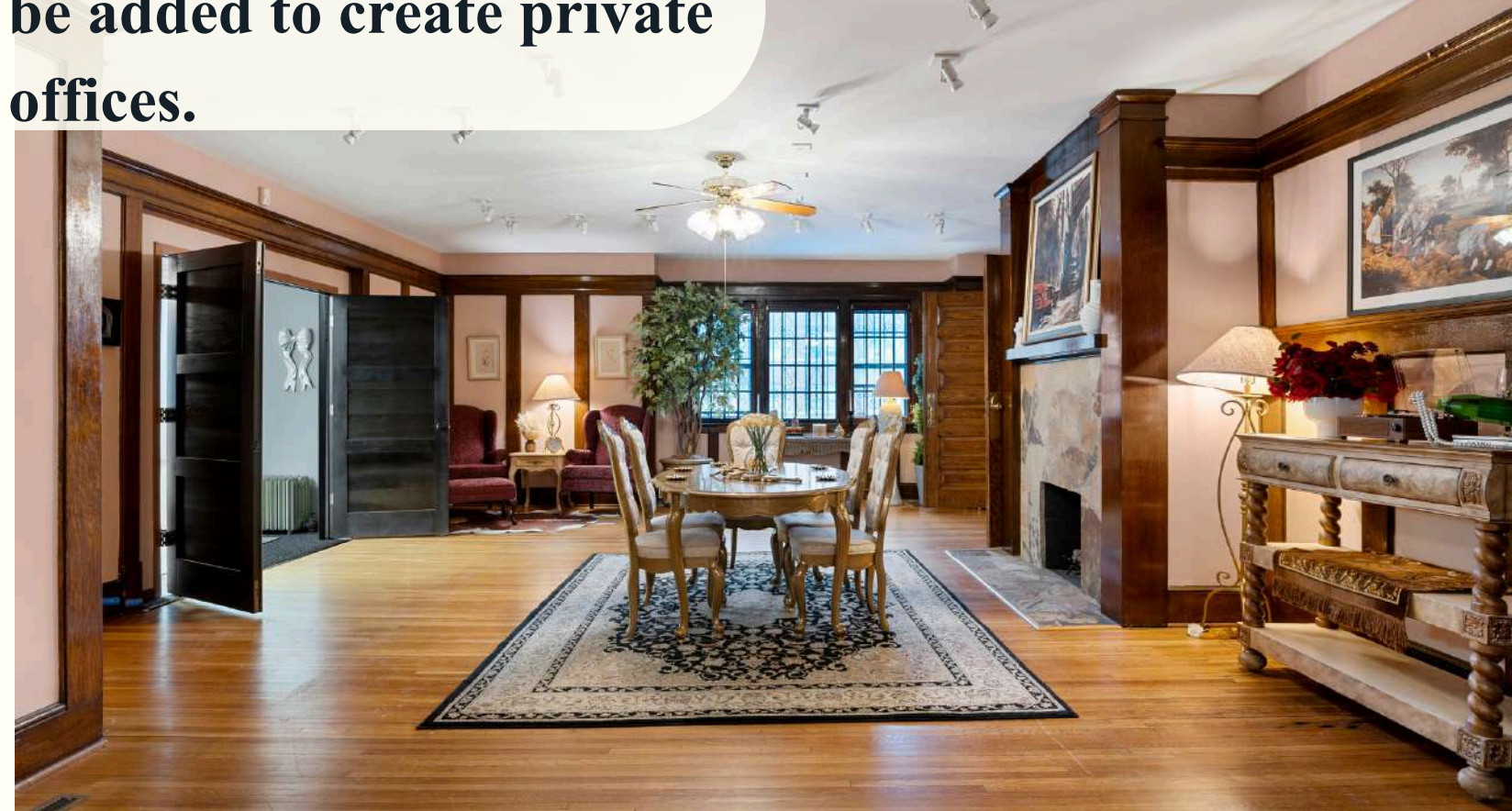
**It can be used as a co-working space, or
you can add walls to create private offices.**



First Floor



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

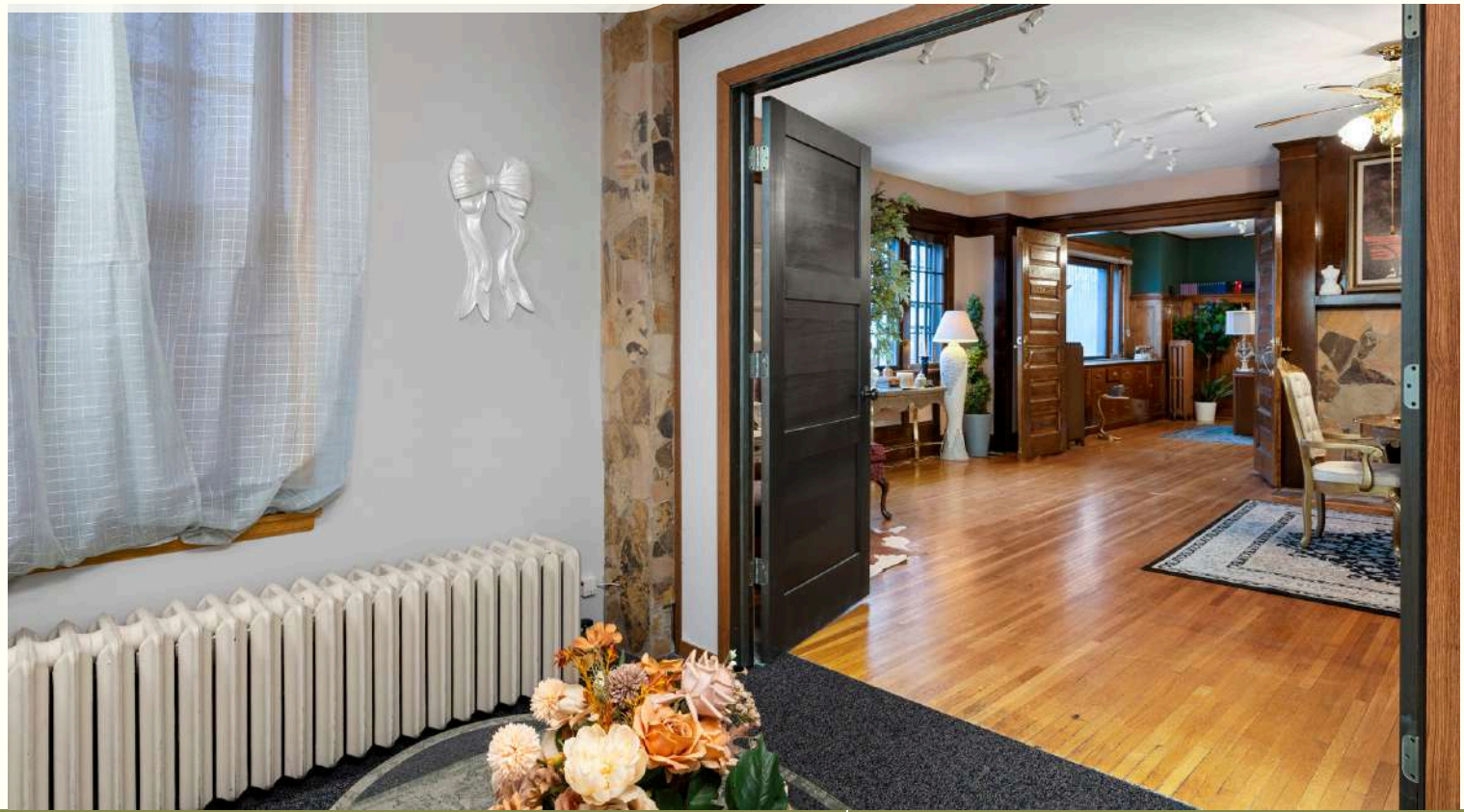




First Floor



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



First Floor





First Floor



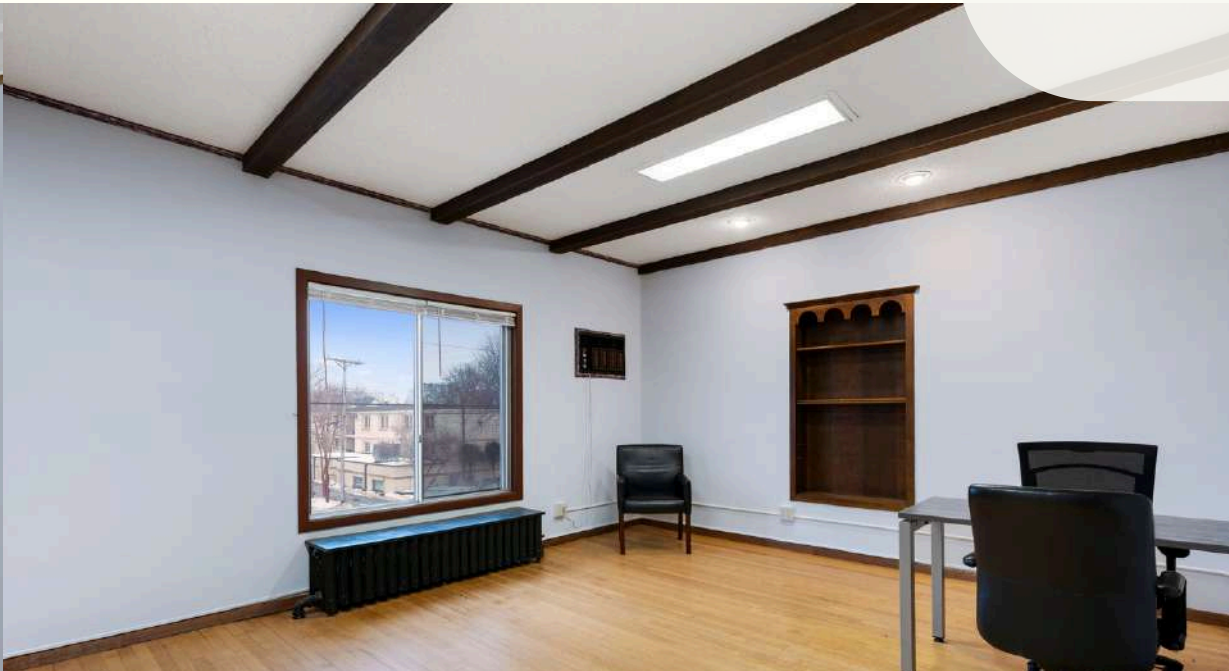
It can be used as a break room, or you can add walls to create more private offices.



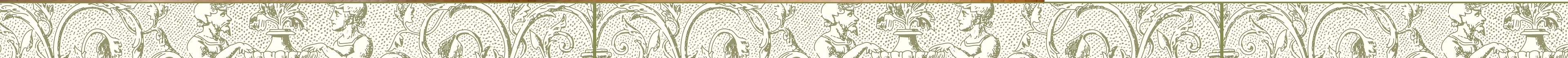
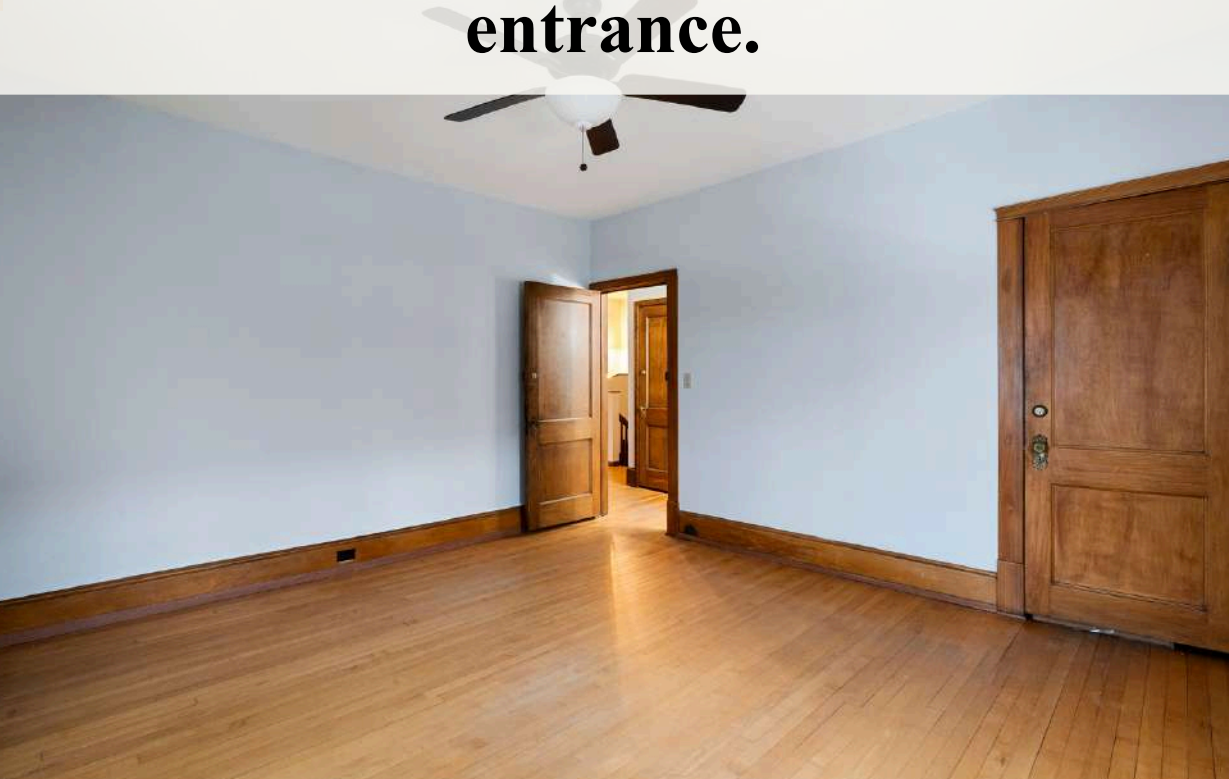


Second Floor

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



5 private executive offices with its own private entrance.



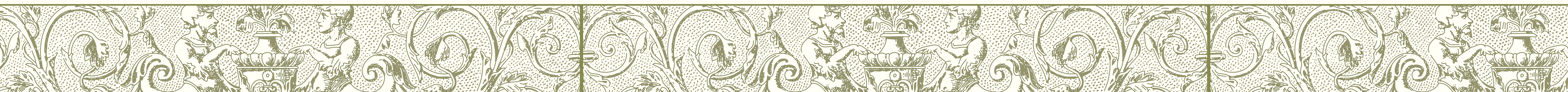


Second Floor

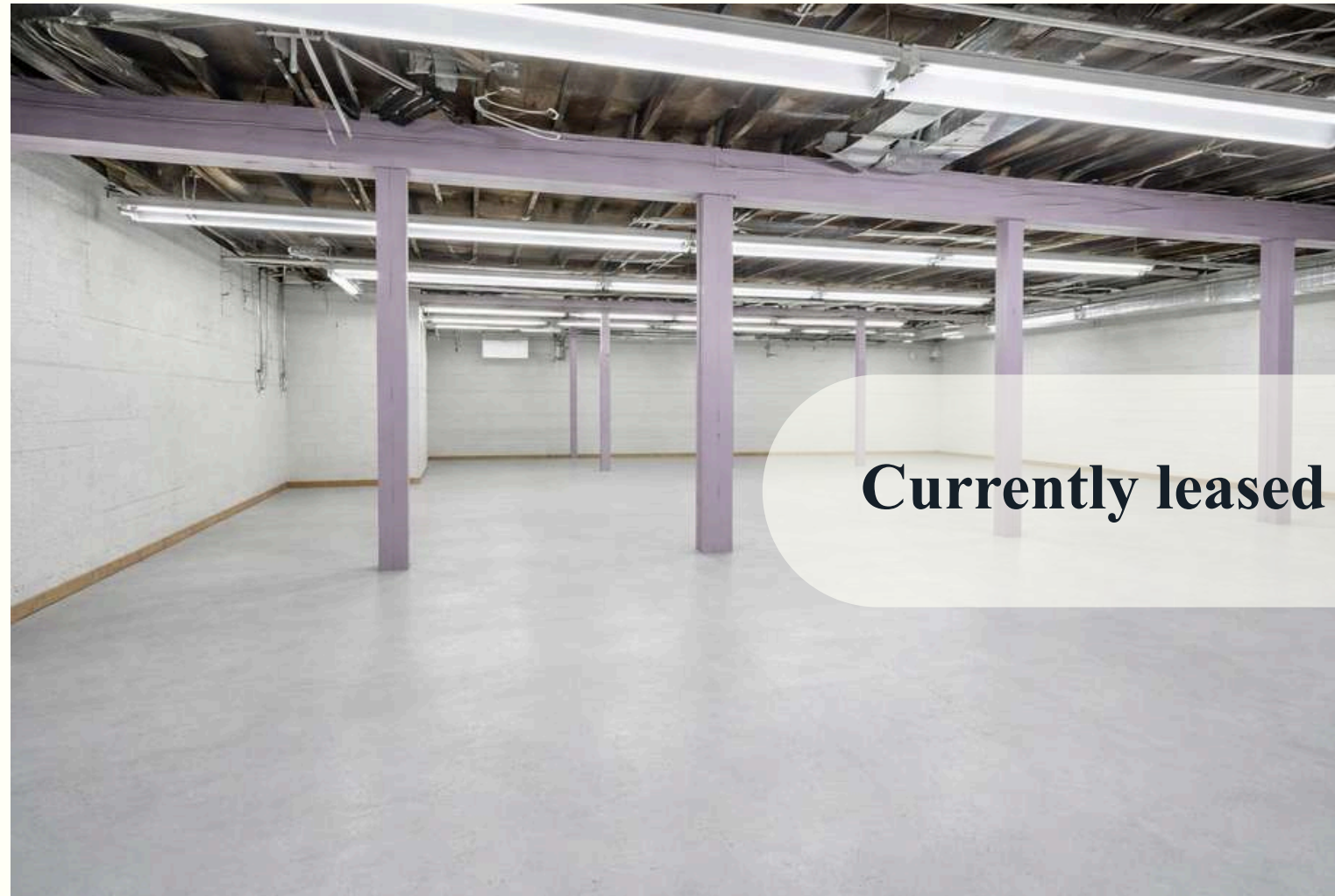




Third Floor



Basement



Currently leased MTM, cashflow of 925\$



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.

Primary Zoning

- CM1, Neighborhood Mixed Use
- CM2, Corridor Mixed Use
- CM3, Community Mixed Use
- CM4, Destination Mixed Use
- DT1, Downtown Center
- DT2, Downtown Destination
- PR1, Production Mixed Use
- PR2, Production and Processing
- RM1, Residence Goods and Services
- RM2, Residence Office and Services
- RM3, Residence and Institutional
- TR1, Transportation
- UN1, Urban Neighborhood 1
- UN2, Urban Neighborhood 2
- UN3, Urban Neighborhood 3



Retailer Map

Traffic Count

Lyndale Ave S

21,900 Vehicles Per Day

Lake Street

20,500 Vehicles Per Day

W 31st Street

8,000 Vehicles Per Day

