



Retail + Auto Repair or Redevelopment Opportunity

FOR SALE

3610 LYNDALE AVE S  
MINNEAPOLIS, MN 55409

**Results**  
COMMERCIAL  
RE/MAX RESULTS

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## RETAIL + AUTO REPAIR OR REDEV OPPORTUNITY 3610 LYNDALE AVE S, MINNEAPOLIS, MN 55409

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### Presented By:

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# PROPERTY INFORMATION



# PROPERTY DESCRIPTION PT 1

**RETAIL + AUTO REPAIR OR REDEV OPPORTUNITY**  
3610 LYNDALE AVE S, MINNEAPOLIS, MN 55409

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## PROPERTY DESCRIPTION PT 1

Results Commercial is pleased to announce the sale of 3610 Lyndale Ave S, a prime retail + auto repair, or redevelopment opportunity in the heart of South Minneapolis. This unique investment includes a well-located 22,640 SF, one-story building with a lower level that is situated on 0.46 acres at the high-visibility intersection of 36th and Lyndale. With a strong traffic count of 11,655 vehicles per day on Lyndale Ave, 9,178 vehicles per day on W 36th St, and easy access to I-35W, this site presents an outstanding opportunity for owner-users, investors, or developers seeking a strategic property in a thriving urban corridor.

Included in this sale is the well-established Parents Auto business. Family-owned and serving the Minneapolis community since 1949, Parents Auto has built a strong reputation as a trusted auto service provider. The sale includes the business along with its furniture, fixtures, and equipment (FF&E), offering a turnkey opportunity for those looking to continue its legacy or reposition the space for a new use. The seller has 7 employees, 5 of whom are technicians. They would all like to stay. Contact listing broker Mark Hulsey for details on the business asset sale including financial documents and FF&E list upon a signed Non-Disclosure Agreement (NDA). [mark@resultscommercial.com](mailto:mark@resultscommercial.com) or 651-755-2068.

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# PROPERTY DESCRIPTION PART 2

**RETAIL + AUTO REPAIR OR REDEV OPPORTUNITY**  
3610 LYNDALE AVE S, MINNEAPOLIS, MN 55409

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## PROPERTY DESCRIPTION PT 2

The real estate itself consists of a spacious, two-level building with significant potential. The main level features a reception/office area on one side of the building that Parents Auto operates out of while NAPA currently leases the other side for their store. Parents Auto occupies 10,887 SF on the main level and 9,475 SF on the lower level. NAPA leases 2,276 SF on the main level.

The space includes 10 car lifts and ample workspace, while the lower level offers additional open space ideal for extra work areas or storage. The building's non-functioning boiler needs to be replaced with a new radiant heating system (bids are complete). The roof and HVAC system will require replacement. The property's CM2 zoning allows for a range of permitted uses, including retail, office, or redevelopment.

The surrounding area boasts strong demographics, with an average household income of \$105,592 within a one-mile radius, further enhancing the site's investment appeal.

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# PROPERTY DESCRIPTION PART 3

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3610 LYNDAL AVE S, MINNEAPOLIS, MN 55409

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## PROPERTY DESCRIPTION PART 3

The current modified NAPA net lease expires March 31st, 2025. NAPA will continue to lease on a month-to-month basis until the NAPA requested 2-year term with a 2-year option to renew is formalized and executed.

This prime location, combined with flexible zoning, makes 3610 Lyndale Ave S a compelling opportunity for owner-users, investors, or developers.

All tours are coordinated by listing broker Mark Hulsey. [mark@resultscommercial.com](mailto:mark@resultscommercial.com) or 651-755-2068.

DO NOT DISTURB THE TENANTS AT EITHER NAPA OR PARENTS AUTO.

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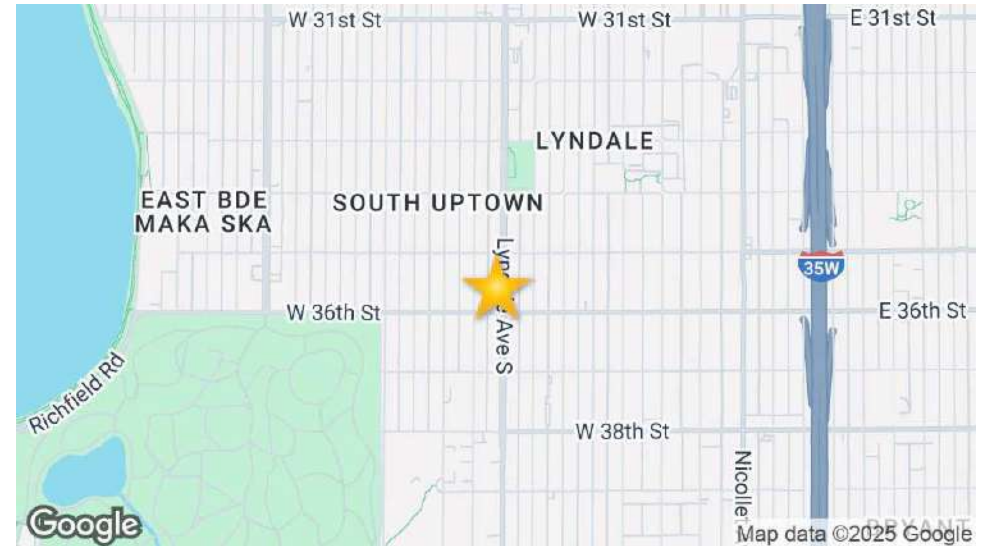
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# EXECUTIVE SUMMARY

## RETAIL + AUTO REPAIR OR REDEV OPPORTUNITY

3610 LYNDAL AVE S, MINNEAPOLIS, MN 55409

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### PROPERTY HIGHLIGHTS

- Prime South Minneapolis Location – High-visibility corner at 36th & Lyndale with 11,655 vehicles per day on Lyndale Ave S and 9,178 vehicles per day on W 36th St while also providing easy access to I-35W.
- Turnkey Business Opportunity – Includes the well-established Parents Auto, a trusted family-owned auto service provider since 1949.
- Spacious Building with main level & lower level – 22,640 SF facility with 10 car lifts, ample workspace, and a lower-level storage/work area.
- Flexible Zoning & Redevelopment Potential – CM2 zoning allows for retail, office, auto service, or redevelopment.
- Strong Area Demographics – Average household income of \$105,592 within one mile, supporting long-term business success.
- Investment & Owner-User Potential – Ideal for investors looking for cash flow or an owner-operator seeking a prime location.

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# PROPERTY DETAILS

## RETAIL + AUTO REPAIR OR REDEV OPPORTUNITY

3610 LYNDALE AVE S, MINNEAPOLIS, MN 55409

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### SALE PRICE

**\$2,250,000**

### LOCATION INFORMATION

Building Name	Retail + Auto Repair or Redev Opportunity
Street Address	3610 Lyndale Ave S
City, State, Zip	Minneapolis, MN 55409
County/Township	Hennepin/28
Range	24
Section	04
Road Type	Paved
Nearest Highway	35W
Nearest Airport	MSP

### BUILDING INFORMATION

Building Size	22,640 SF
Number Of Floors	2
Year Built	1926
Roof	Needs Replacing
HVAC	Needs Replacing

### PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail
Zoning	CM2
Lot Size	0.46 Acres/20,038 SF
Building SF	22,640 SF
PID#	0402824440001
Corner Property	Yes
2024 Taxes:	\$42,850

### PARKING & TRANSPORTATION

Parking Lot	Yes
Parking Type	Surface
Number Of Spaces	15

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## **BUSINESS DOCUMENTS IN LISTING BROKERS POSESSION**

- Offering Memorandum
- Environmental Phase I - April 19, 2011 - Vieau Associates Inc.
- Environmental Phase II - March 2, 2011 - Vieau Associates Inc.
- Land Title Survey - Feb 28, 2011 - Bolton and Menk Inc.
- Plat Map - March 18, 2025 - Hennepin County
- NAPA Lease and Amendments - April 1, 2022 - March 31, 2025
- Appraisal - Sep 25, 2023 - CBRE

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# Photo Gallery



# PHOTO GALLERY

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# PHOTO GALLERY

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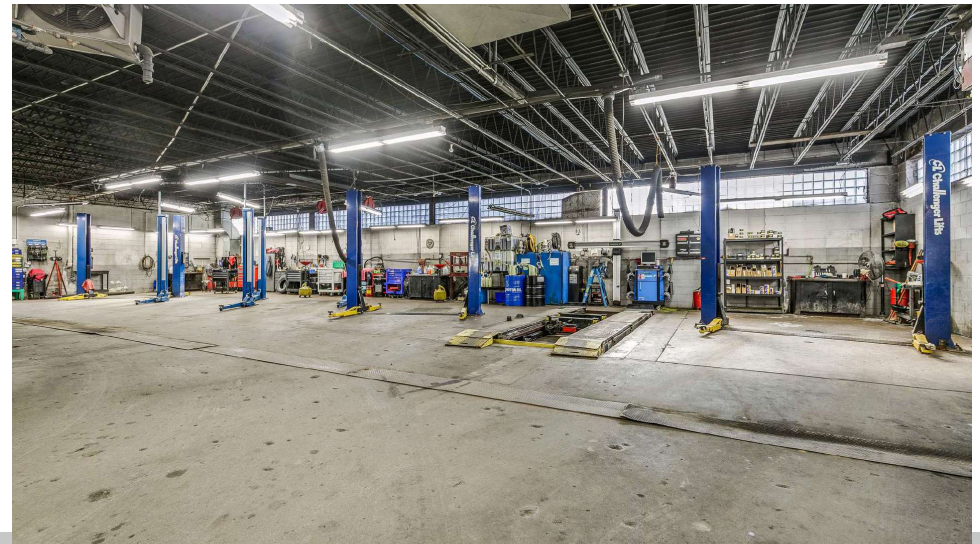
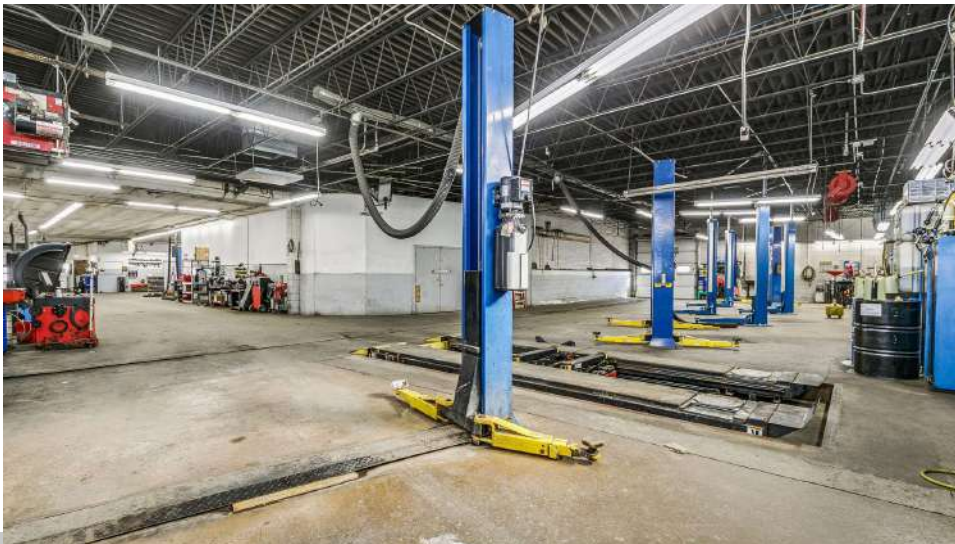




# PHOTO GALLERY

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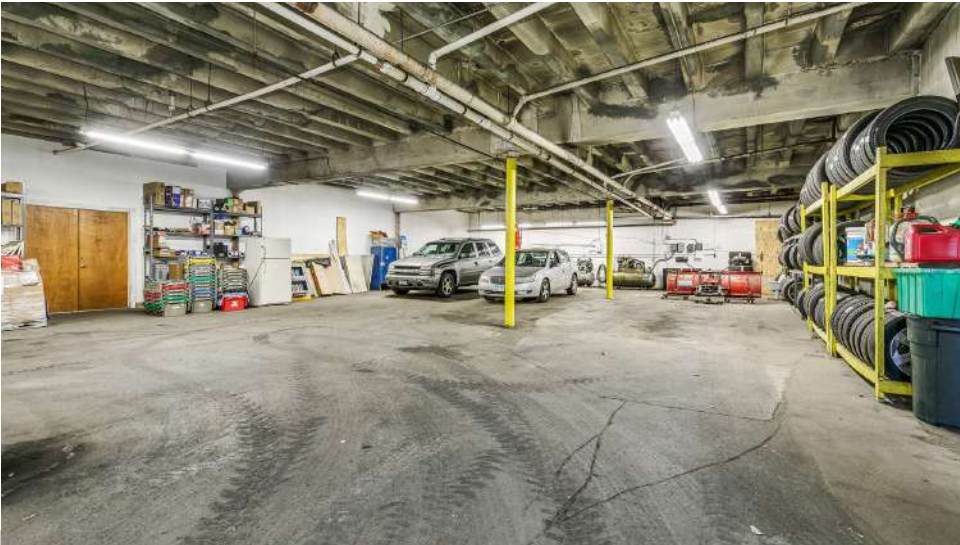
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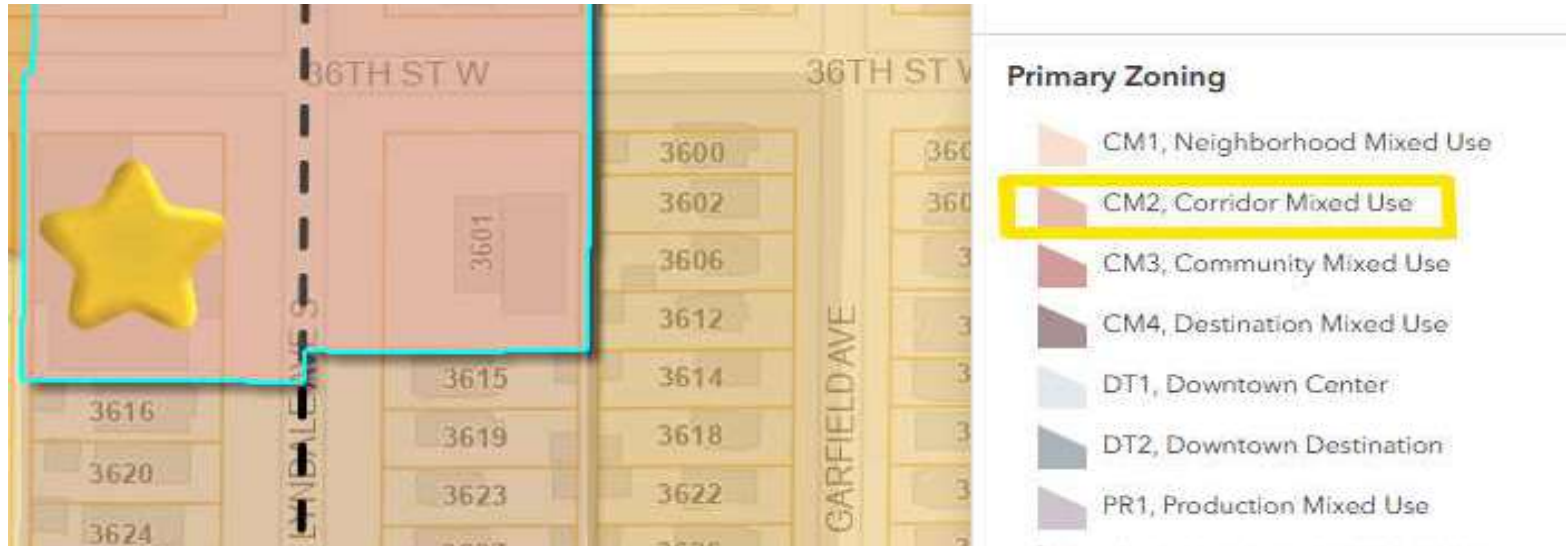






# ZONING INFORMATION





## CM2 CORRIDOR MIXED USE DISTRICT

The CM2 Corridor Mixed-Use District in Minneapolis is designed to promote a blend of commercial, residential, and mixed-use development along key transportation corridors. This zoning classification allows for small to moderate-scale commercial and residential buildings, encouraging pedestrian-friendly streetscapes and transit-oriented development. CM2 zoning supports flexible land use patterns that enhance economic vitality while maintaining compatibility with surrounding neighborhoods.

**Permitted Uses:** Permitted uses within the CM2 zoning district include a variety of commercial, residential, and institutional developments. Commercial uses include retail stores, service businesses, restaurants, cafés, bars, office spaces (professional, medical, and general), fitness centers, wellness studios, hotels, and lodging facilities. Residential uses allow for multifamily residential buildings such as apartments and condominiums, live/work units, and mixed-use developments with residential above commercial. Institutional and community uses include educational facilities, schools, religious institutions, and community centers. Other permitted uses include parking facilities, structured parking, art galleries, creative spaces, and small-scale manufacturing or production facilities.

**For more information:** <https://www2.minneapolismn.gov/business-services/planning-zoning/zoning-maps/>

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**LOCATION INFORMATION**



# RETAILER MAP

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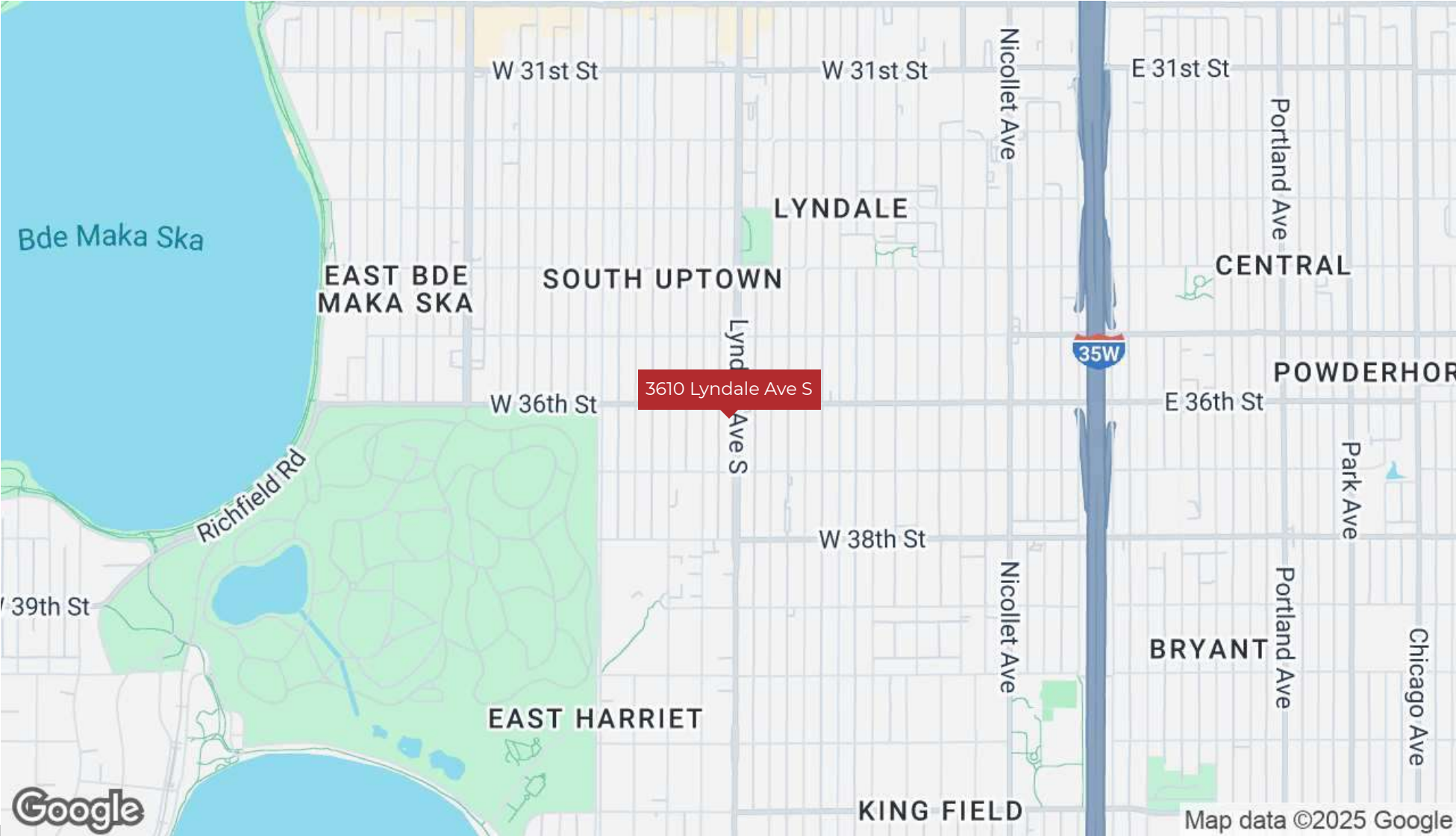
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# REGIONAL MAP

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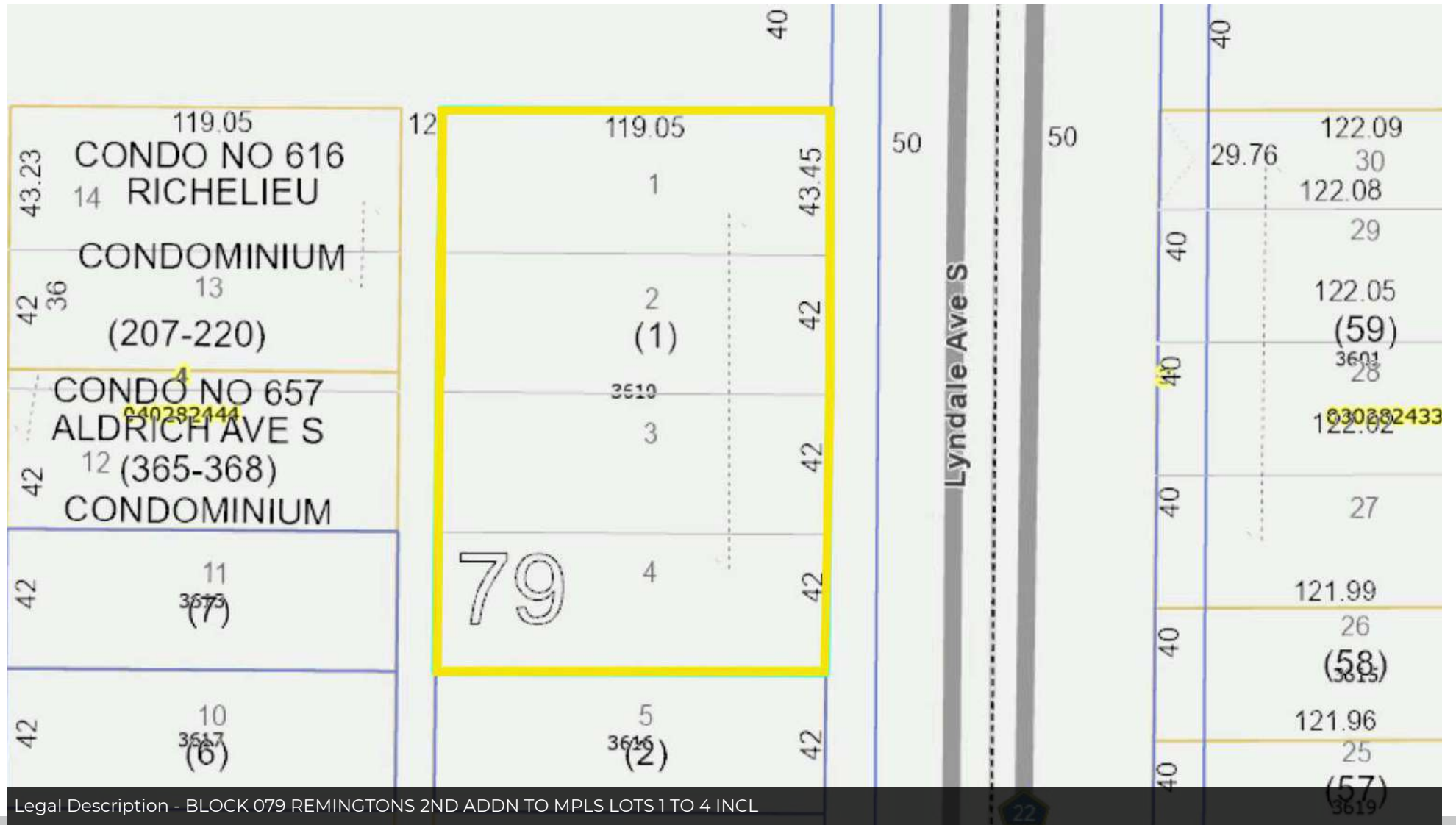
Plat Map



# PLAT MAP

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# DEMOGRAPHICS



# DEMOGRAPHICS MAP & REPORT

## RETAIL + AUTO REPAIR OR REDEV OPPORTUNITY

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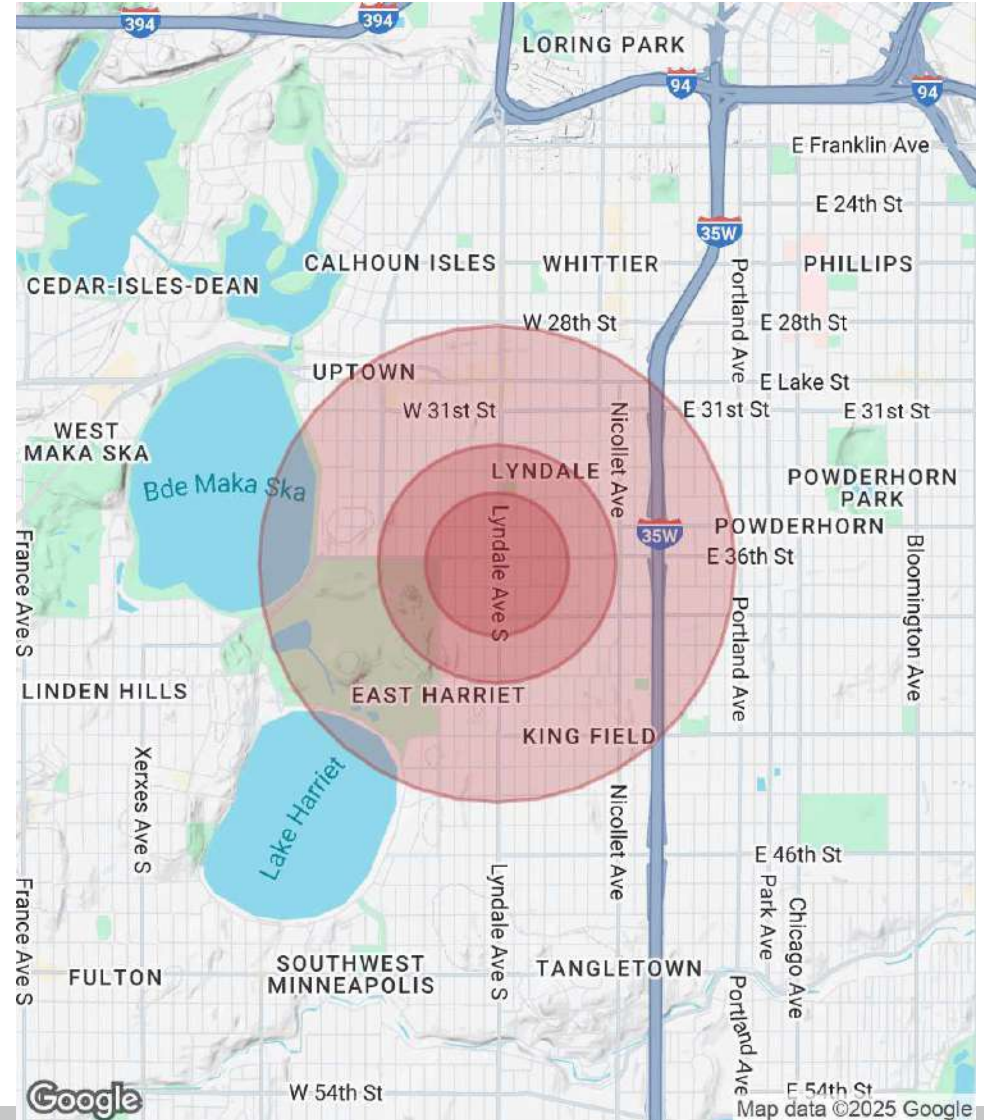
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,373	9,032	32,913
Average Age	41	39	37
Average Age (Male)	40	39	37
Average Age (Female)	41	39	36

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,365	4,753	16,195
# of Persons per HH	1.8	1.9	2
Average HH Income	\$97,106	\$101,472	\$105,592
Average House Value	\$401,336	\$436,521	\$476,769

Demographics data derived from AlphaMap



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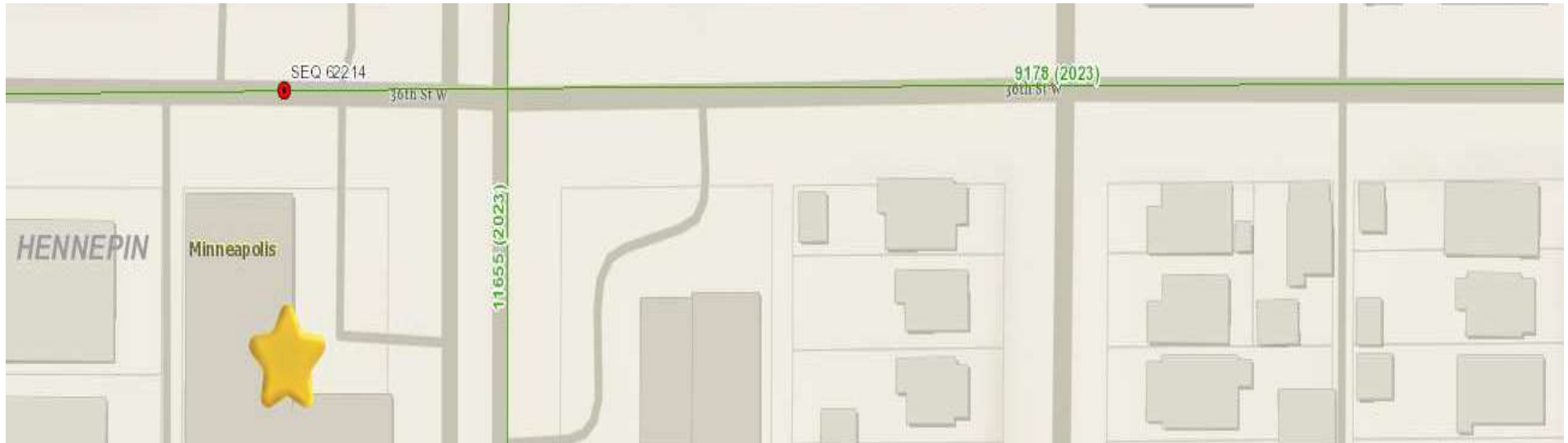
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# TRAFFIC COUNTS

**3610 LYNDALE AVE S**  
MINNEAPOLIS, MN 55409

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## TRAFFIC COUNTS

Lyndale Ave S - 11,655 Vehicles Per Day

36th Street W - 9,178 Vehicles Per Day

For more information, please visit: <https://www.dot.state.mn.us/traffic/data/tma.html>

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## South Minneapolis



# ABOUT SOUTH MINNEAPOLIS

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Minnehaha Falls



South Minneapolis View Overlooking Lake Bde Maka Ska

## **SOUTH MINNEAPOLIS OVERVIEW**

South Minneapolis is a vibrant and diverse area that blends historic charm with modern conveniences, making it one of the most sought-after locations in the Twin Cities. Known for its strong community ties and walkable neighborhoods, the area is home to thriving local businesses, top-rated restaurants, and a variety of entertainment options.

Outdoor enthusiasts are drawn to South Minneapolis for its abundance of green spaces and renowned Chain of Lakes, featuring Lake Bde Maka Ska, Lake Harriet, and Lake Nokomis. These scenic lakes offer miles of biking and walking trails, kayaking, and year-round activities. Minnehaha Regional Park, home to the stunning Minnehaha Falls, provides another popular destination for visitors and residents alike.

South Minneapolis boasts a thriving arts and cultural scene, with spots like the Midtown Global Market, Hiawatha Golf Course, and lively corridors such as Nicollet Avenue (Eat Street) and Cedar Avenue offering a diverse mix of dining, shopping, and entertainment. With excellent connectivity to downtown, a strong rental market, and ongoing redevelopment, South Minneapolis remains a top choice for both residents and investors.

To learn more, please visit: <https://mplschamber.com/>

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Floor Plans



# FLOOR PLANS

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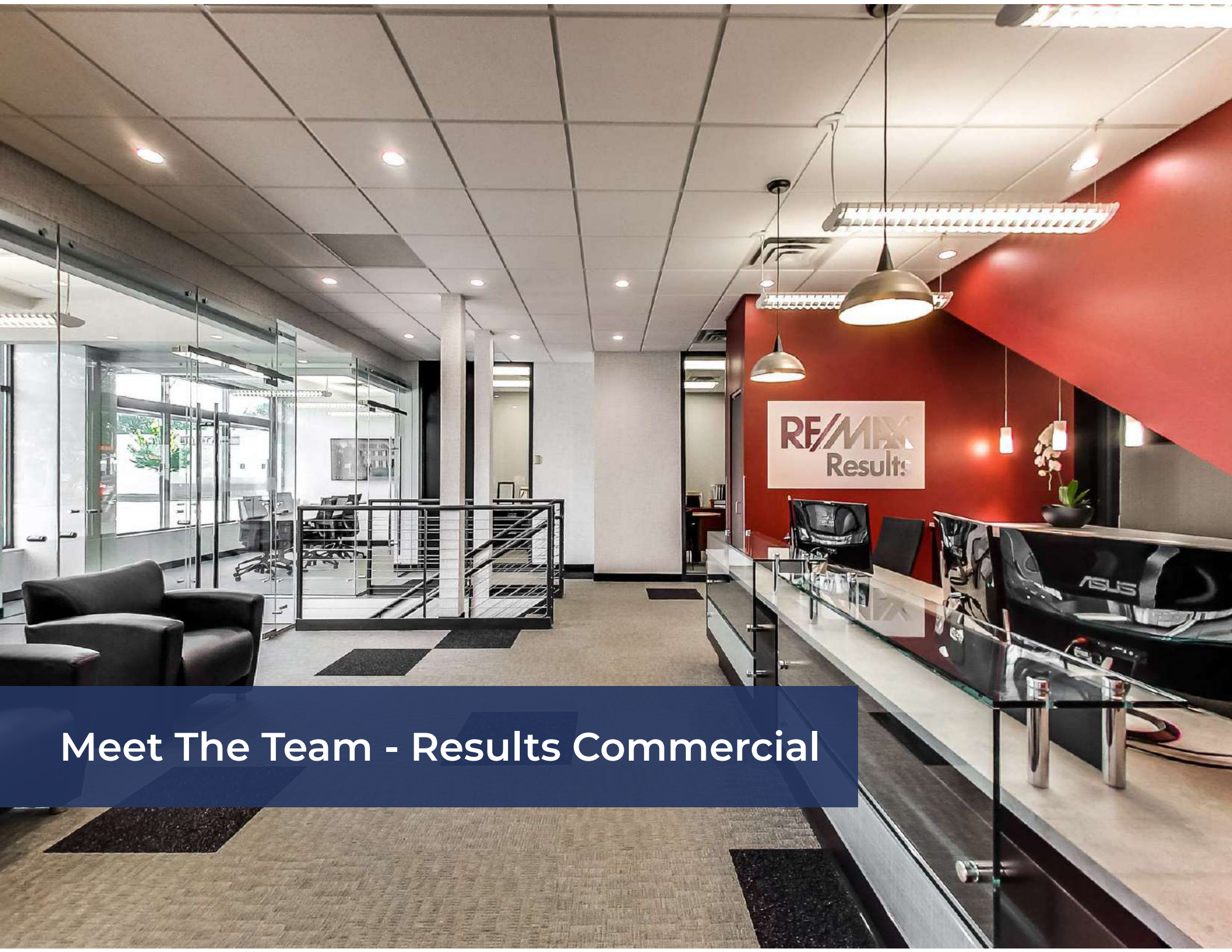
**FLOOR PLANS COMING SOON!**

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**Meet The Team - Results Commercial**



# MEET THE TEAM - RESULTSCOMMERCIAL.COM

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