



FOR SALE

MIXED-USE INVESTMENT  
3701 LYNDAL AVE S  
MINNEAPOLIS, MN 55409

**Results**  
COMMERCIAL  
RE/MAX RESULTS



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## **FREESTANDING MIXED-USE (RETAIL + APARTMENTS)** 3701 LYNDALE AVE S, MINNEAPOLIS, MN 55409

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### **Presented By:**

**Mark Hulsey** | Managing Broker | 651.256.7404 | mark@resultscommercial.com







# PROPERTY INFORMATION

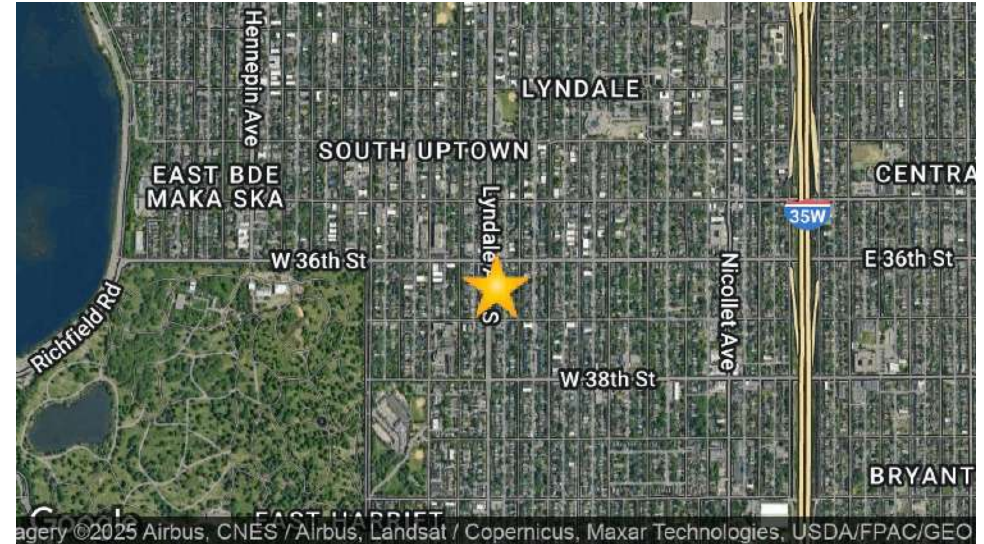


# EXECUTIVE SUMMARY

## FREESTANDING MIXED-USE (RETAIL + APARTMENTS)

3701 LYNDALE AVE S, MINNEAPOLIS, MN 55409

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### OFFERING SUMMARY

Sale Price:	\$599,999
Gross Building Size:	6,564 SF
Rentable Space:	4,584 SF
Number of Units:	3
Price / SF:	\$91.41/SF
Year Built:	1910
Zoning:	CM1

### PROPERTY HIGHLIGHTS

- **Phase II Environmental Report is Complete. More info on Page 15. Contact Brokers for Details.**
- Prime Highly Desirable South Minneapolis Location
- Excellent 1031 Tax Exchange Opportunity
- Stable Tenancy - Retail Tenant Lease Ends 12/31/2030
- CM1 Zoning on Corner of Lyndale Ave S & W 37th St
- Below Market Rents - Significant Upside Potential
- 2 Car Garage + 2 Car Parking Lot for Retail Tenant
- Standalone Corner Mixed-Use - Great Curb Appeal
- Contact Brokers for Rent Roll with Expenses
- **DONT DISTURB TENANTS.** Contact Listing Brokers for tours and questions.

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## PHOTO GALLERY

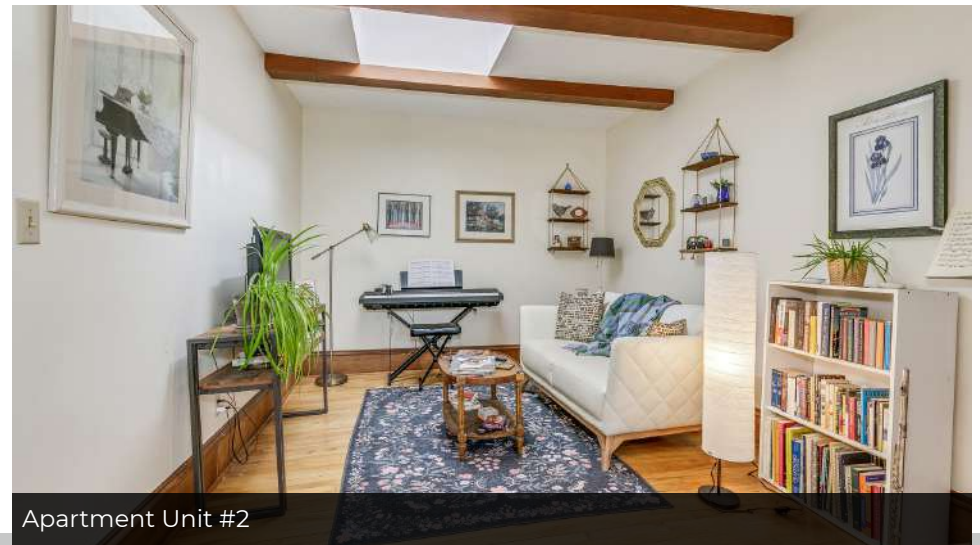


# ADDITIONAL PHOTOS

## FREESTANDING MIXED-USE (RETAIL + APARTMENTS)

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Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com



# ADDITIONAL PHOTOS

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Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com



# ADDITIONAL PHOTOS

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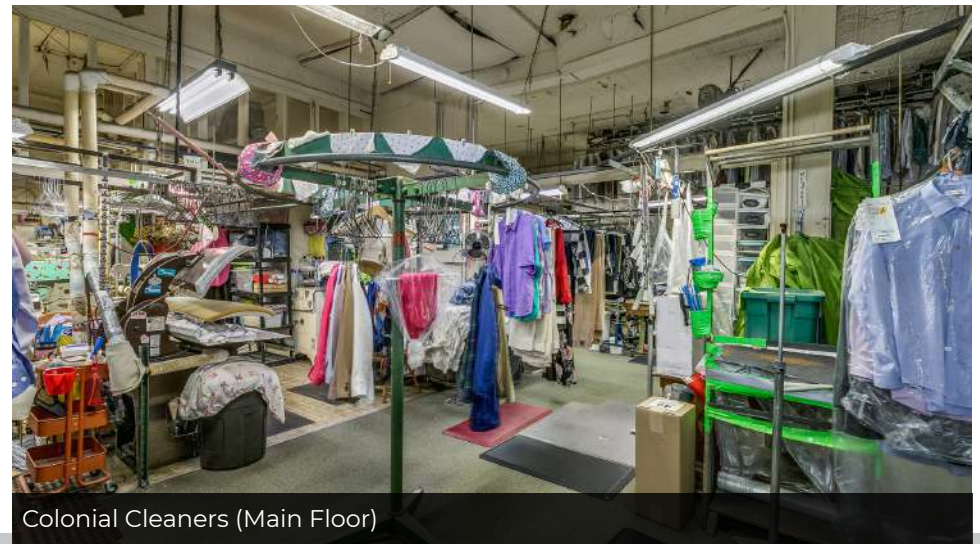
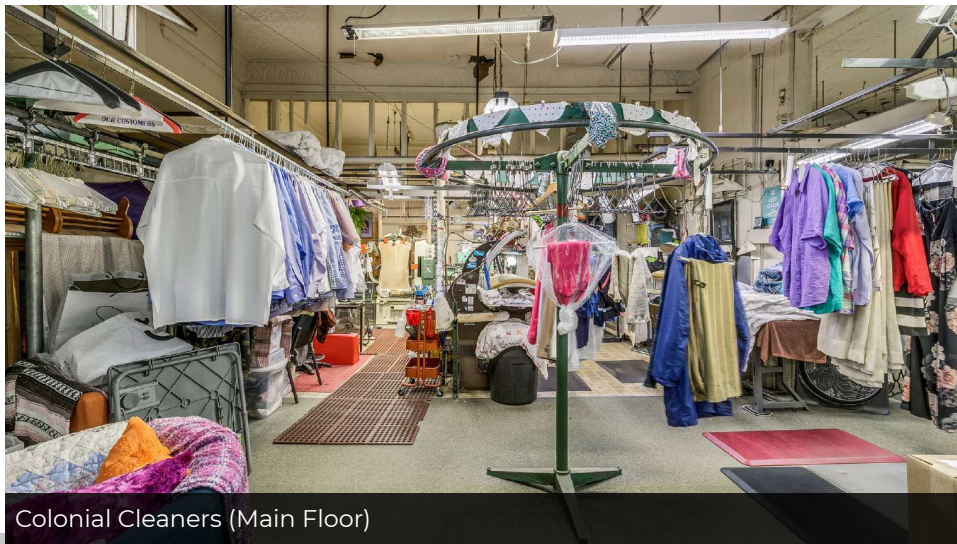


# ADDITIONAL PHOTOS

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**Mark Hulsey** | Managing Broker | 651.256.7404 | [mark@resultscommercial.com](mailto:mark@resultscommercial.com)



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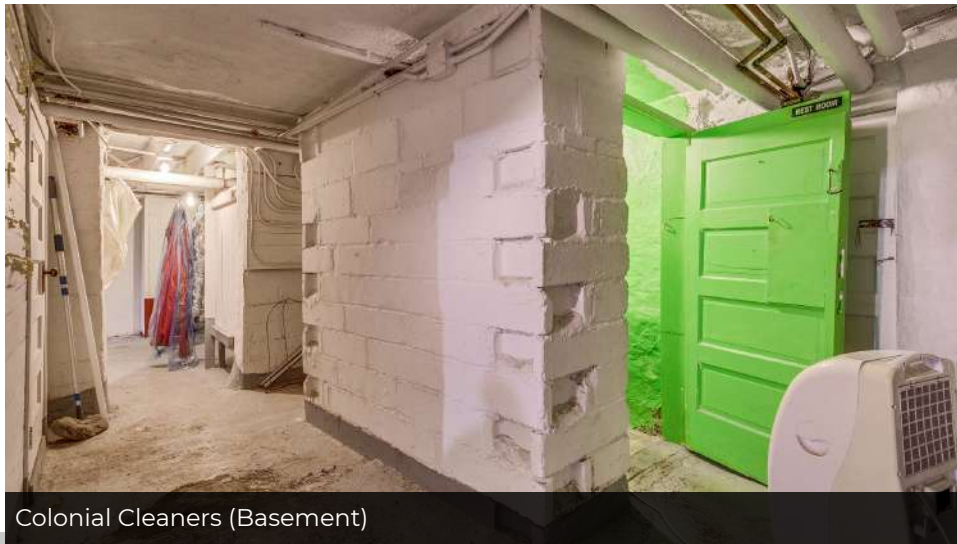
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Colonial Cleaners (Main Floor)



Colonial Cleaners (Basement)



Colonial Cleaners (Basement)



Colonial Cleaners (Basement)

**Presented By:**

**Mark Hulsey** | Managing Broker | 651.256.7404 | [mark@resultscommercial.com](mailto:mark@resultscommercial.com)



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Mark Hulsey | Managing Broker | 651.256.7404 | [mark@resultscommercial.com](mailto:mark@resultscommercial.com)



City of  
Minneapolis



ZONING INFORMATION





# ZONING INFORMATION - CM1

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The screenshot displays the Minneapolis zoning map interface. On the left, a 'Primary Zoning' panel provides details for the CM1 district: 'This is a Neighborhood Mixed Use zoning district. The CM1 Neighborhood Mixed-Use District allows individual commercial uses and small collections of commercial uses that are typically small in scale and serve a local market. For more information on what uses are allowed in this district, consult the Uses Allowed table here: [Uses Allowed](#).' Below this is a 'Built Form' section with a dropdown menu set to '1'. The main map area shows a street grid with a red pin at 3701 Lyndal Ave S. A legend on the right lists various zoning districts, with 'CM1, Neighborhood Mixed Use' highlighted in a green box. Other districts listed include CM2, CM3, CM4, DT1, DT2, PR1, PR2, RM1, and RM2.

## CM1 ZONING INFORMATION

The CM1 (Corridor Mixed Use) zoning district in Minneapolis is designed to promote active, pedestrian-oriented commercial corridors with a mix of residential, retail, office, and institutional uses. It supports moderate-density development that complements surrounding neighborhoods while enhancing the vibrancy and accessibility of key city corridors.

CM1 allows for a variety of commercial uses including restaurants, retail shops, professional offices, and service-oriented businesses, along with multifamily residential development. The district is ideal for small to mid-scale mixed-use buildings and encourages ground-floor activation and transit-friendly design.

The CM1 designation provides flexibility and development potential in well-connected areas, making it an attractive option for investors, developers, and owner-users seeking to capitalize on urban growth patterns in Minneapolis.

**For more information please visit:** <https://www.minneapolismn.gov/business-services/planning-zoning/zoning-maps/interactive-map/>

Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | [mark@resultscommercial.com](mailto:mark@resultscommercial.com)







Colonial Cleaners, Inc.

GREENEAP  
CLEANERS

www.colonialcleaners.com

3701

Colonial  
Cleaners

3701 1st St  
P.O. Box 1000  
P.O. Box 1000  
P.O. Box 1000

ENVIRONMENTAL INFORMATION



# ENVIRONMENTAL INFORMATION

## FREESTANDING MIXED-USE (RETAIL + APARTMENTS)

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### ENVIRONMENTAL INFORMATION

Landmark Environmental has completed Phase II Environmental Testing at the site. **A Vapor Mitigation System will be installed at the SELLERS expense.** However, the Seller cannot engage Landmark Environmental to install until there is a signed Purchase Agreement so the BUYER can enter the MPCA's (Minnesota Pollution Control Agency) Voluntary Program.

For any questions regarding the Environmental situation, please contact listing brokers.

Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com





LOCATION INFORMATION



# RETAILER MAP

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Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

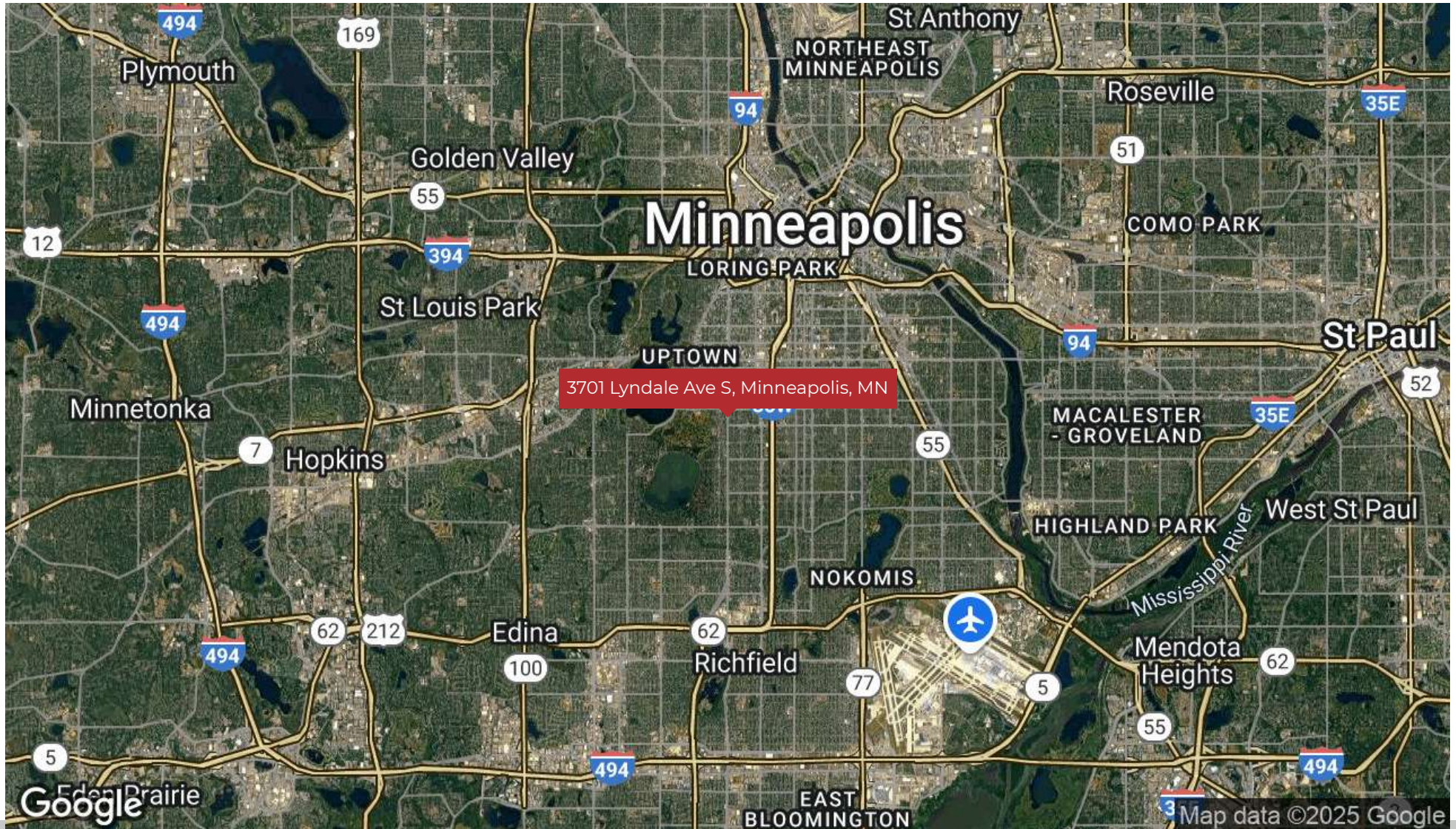


# REGIONAL MAP

## FREESTANDING MIXED-USE (RETAIL + APARTMENTS)

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Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

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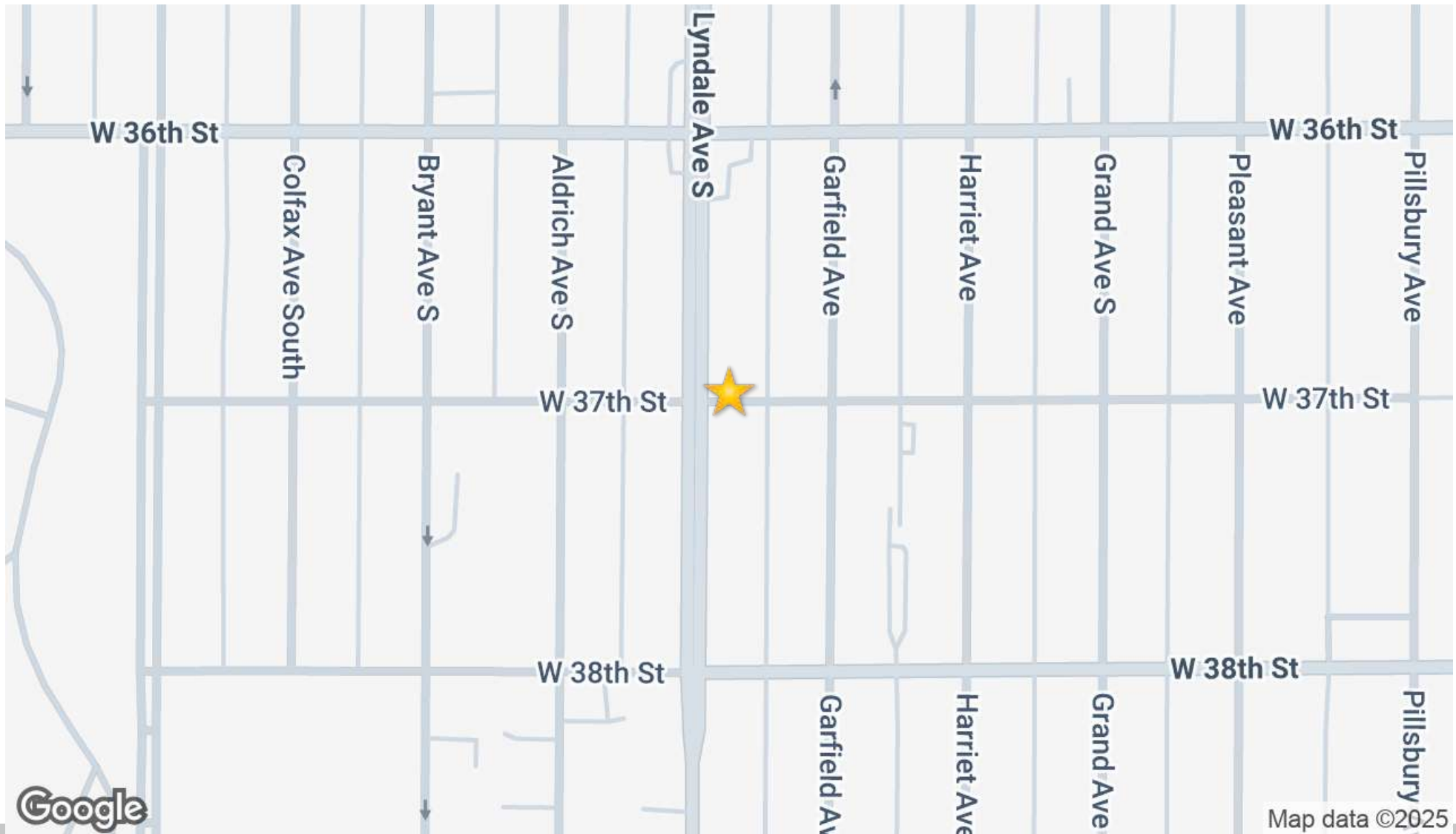


# LOCATION MAP

## FREESTANDING MIXED-USE

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Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

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## South Minneapolis



# ABOUT SOUTH MINNEAPOLIS

## **FREESTANDING MIXED-USE (RETAIL + APARTMENTS)**

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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/>

### **Presented By:**

**Mark Hulsey** | Managing Broker | 651.256.7404 | [mark@resultscommercial.com](mailto:mark@resultscommercial.com)







The image is an aerial photograph of a suburban neighborhood. In the foreground, a two-story brick building with a white awning and green accents is situated at a street corner. The awning has the text 'colonial cleaning inc.' on it. A white pickup truck is parked on the street in front of the building, and a black pickup truck is parked on the street to its left. A street sign for '1st St' is visible on the corner. The surrounding area is filled with green trees and residential houses of various colors and styles. In the background, a large church with a prominent red brick steeple is visible through the trees. The sky is blue with scattered white clouds.

# DEMOGRAPHICS



# DEMOGRAPHICS MAP & REPORT

## FREESTANDING MIXED-USE

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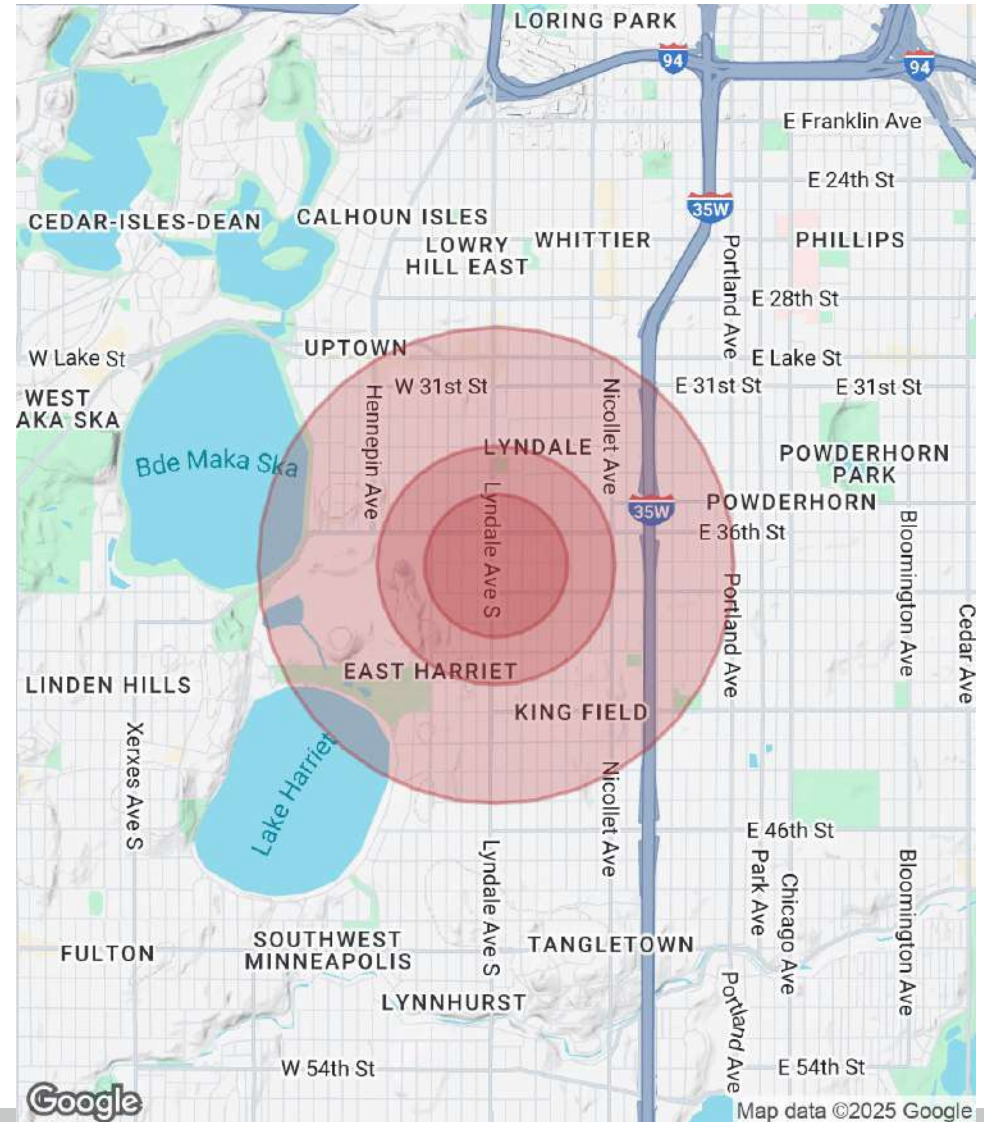
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,704	8,294	30,725
Average Age	42	39	37
Average Age (Male)	41	39	37
Average Age (Female)	42	39	37

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,885	4,290	14,384
# of Persons per HH	2	1.9	2.1
Average HH Income	\$101,813	\$102,616	\$106,701
Average House Value	\$396,918	\$431,995	\$453,354

Demographics data derived from AlphaMap



Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com



# TRAFFIC COUNTS

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## TRAFFIC COUNTS

- Lyndale Ave S - 12,450 Vehicles Per Day
- For more information please visit: <https://dot.state.mn.us/traffic/data/tma.html>

Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | [mark@resultscommercial.com](mailto:mark@resultscommercial.com)





Meet The Team - Results Commercial



# MEET THE TEAM - RESULTSCOMMERCIAL.COM

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

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## MEET THE TEAM

Mark Hulsey, Managing Broker  
651-755-2068  
mark@resultsccommercial.com

Nolan Pratumwon, Associate Broker  
651-955-8592  
nolan@resultsccommercial.com

**Please visit to learn more about Results Commercial:**

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**Presented By:**

**Mark Hulsey | Managing Broker | 651.256.7404 | [mark@resultsccommercial.com](mailto:mark@resultsccommercial.com)**

