

FOR SALE/LEASE

KENDALL COMMERCIAL

9329 Lyndale Avenue S Bloomington, MN 55420



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SALES / LEASING / PROPERTY MANAGEMENT / DEVELOPMENT

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BUILDING INFORMATION

ADDRESS	9329 LYNDALE AVENUE S BLOOMINGTON, MN 55420
SALE PRICE	\$3,500,000
LEASE RATE	\$10,137.75/month (NNN)
PROPERTY TYPE	RETAIL/RESTAURANT
BUILDING AREA	TOTAL: 13,244 SF MAIN FLOOR: 7,724 SF BASEMENT: 5,520 SF
LAND AREA	TOTAL: 101,760 SF LOT 1: 41,651 SF LOT 2: 25,336 SF LOT 3: 11,591 SF LOT 4: 11,591 SF LOT 5: 11,591 SF
YEAR BUILT	1966
ZONING	B-4
PARKING	188 SPACES
PROPERTY TAXES	2025 PROPOSED
10-027-24 33 0020	\$26,584.65
10-027-24 33 0012	\$17,931.82
10-027-24 33 0019	\$7,905.19
10-027-24 33 0021	\$6,978.75
10-027-24 33 0022	\$6,978.75

HVAC	RTU #1 Carrier-20 Ton, Year-2020 Model# 48HCED24J2A5A6X060 Serial# 2720P17671 RTU #2 - ESTIMATE Lennox-12.5 Ton, Early 1990s KITCHEN MAKEUP AIR-1994 MULTIPLE EXHAUST FANS-Appx 1994 FURNACE/AC 5 Ton, Year-1998
FIRE/LIFE SAFETY	Sprinkler System/Fire Panel in Place
SECURITY	Security System/Alarm
ELECTRICAL	3-PHASE 120/208 600 AMPS

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MAIN LEVEL 7,724 SF

- Waiting Area
- Janitorial Closet
- Coat Room
- Office
- Kitchen
- Dining Room
- First Bar Area/Lounge
- Second Bar Area/Game Room
- Storage/Closet
- Storage/Room
- Two (2) Restrooms



LOWER LEVEL 5,520 SF

- Office
- Two (2) Restrooms
- Storage/Keg Room
- Bar & Banquet Room
- Two (2) Storage Rooms
- Service Corridor
- Two (2) Staff Restrooms
- Utility/Mechanical Room

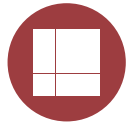


OCCUPANCY

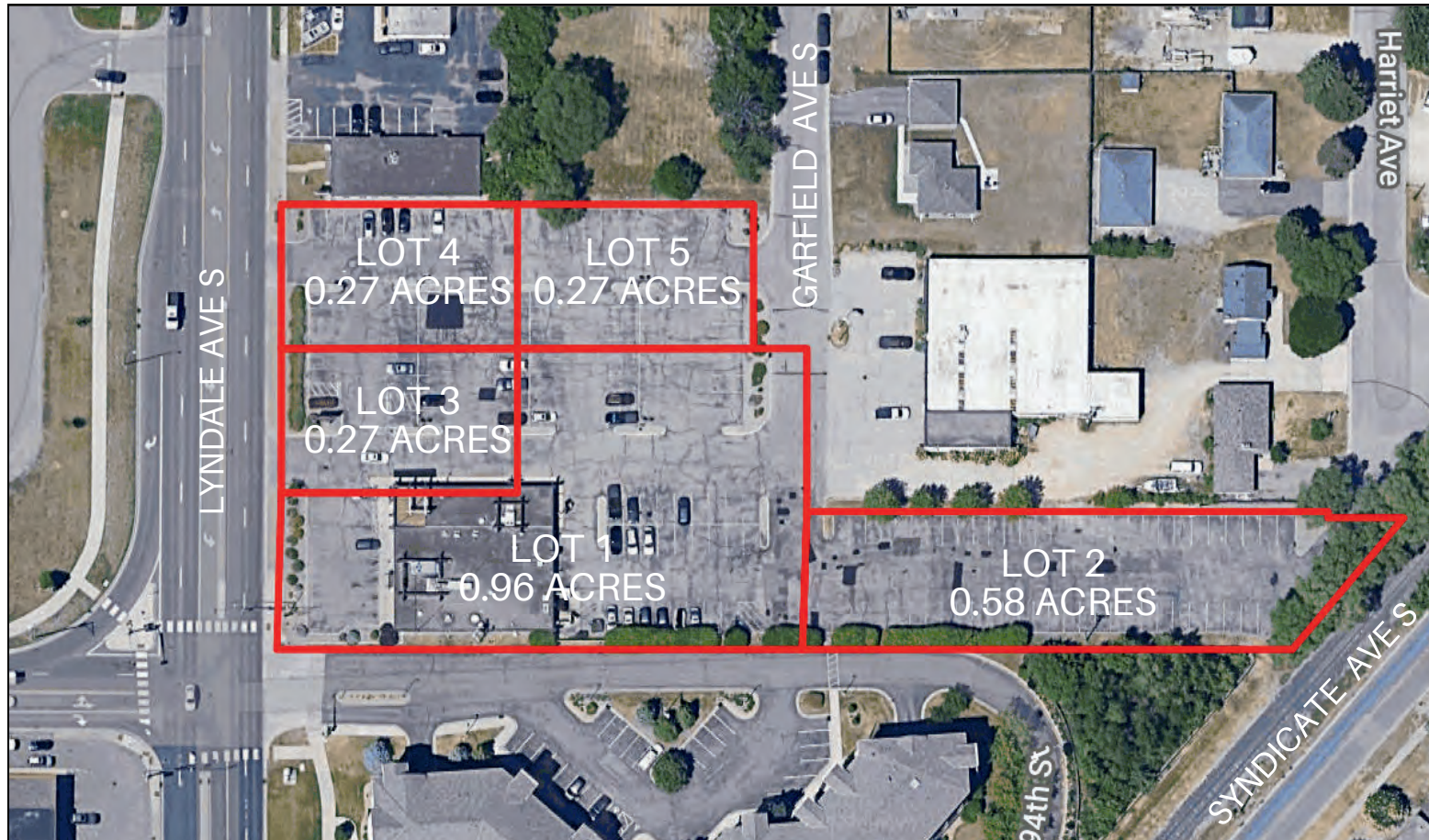
- Dining Room
 - 100 Seats
- First Bar/Lounge
 - 80 Seats
- Second Bar/Game Room
 - 70 - 80 Seats



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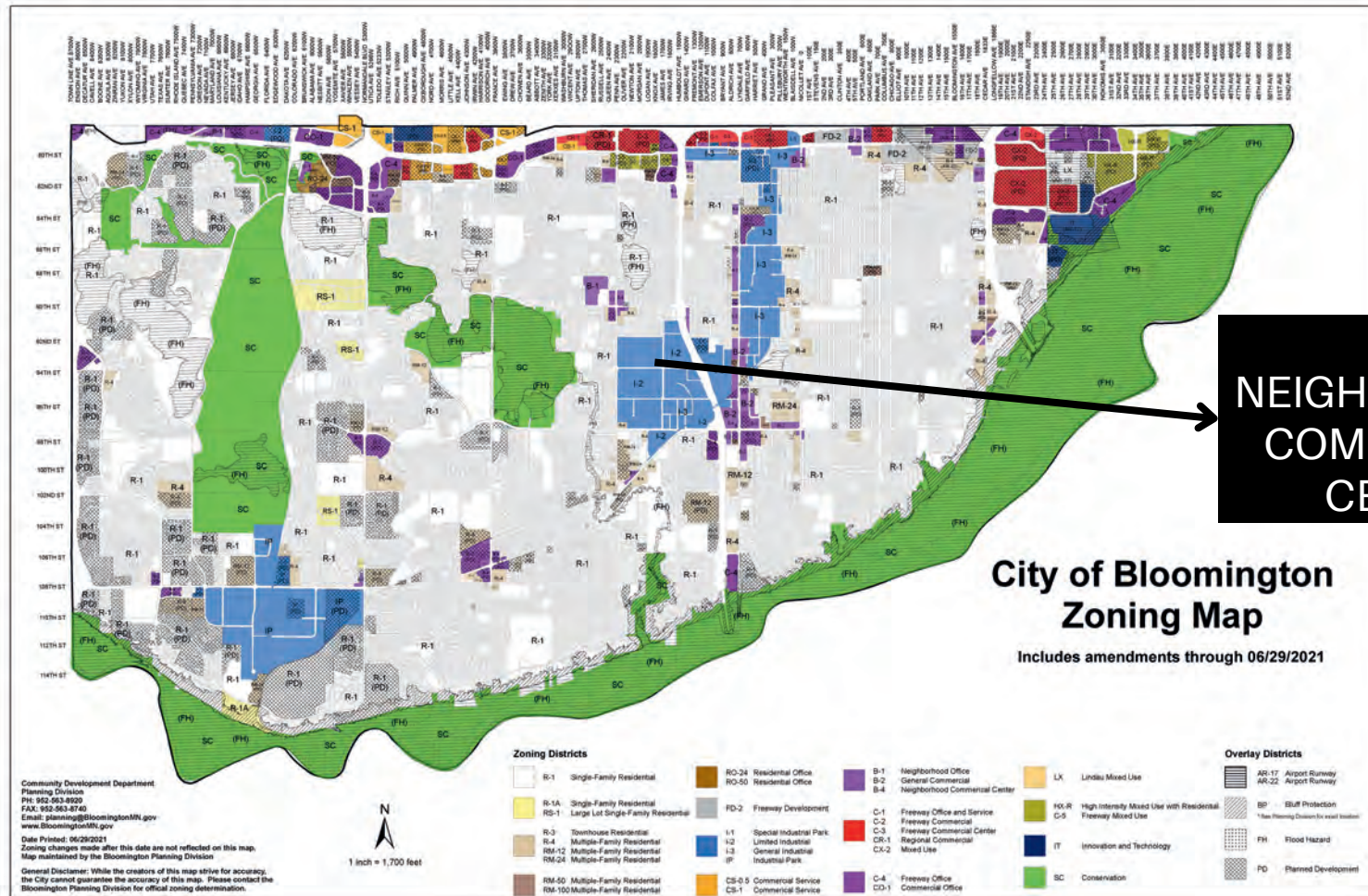
SITE PLAN



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ZONING INFORMATION



**B-4
NEIGHBORHOOD
COMMERCIAL
CENTER**

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BUILDING LOCATION

