



**2724-2728 Lyndale Ave S  
Minneapolis, MN**

**FOR SALE | FOR LEASE**





# 2724-2728 Lyndale Ave S

**SALE PRICE:** \$1,600,000

**LEASE RATES:** \$12.00 NNN | **CAM/TAX:** \$7.40

2724 - 2728 Lyndale Ave S, Minneapolis, MN 55408

Parcel ID: 33-029-24-41-0235 | 2025 Tax: \$38,373.18

**Year Built:** 1922

**Building Size:** 17,408 SF Total

- 12,608 SF (11,750 ground floor/858 second floor)
- 4,800 SF Basement

**Lot Size:** 0.36 acres

**Zoning:** CM2 - Corridor Mixed Use/BFC6 - Built Form Six Stories

**Loading:** One dock door

**Parking:** 7 surface stalls

**Income in Place:** Five year, 6,750 SF NNN lease (2728 Lyndale)

**Available for Lease:** 5,858 SF + Basement (2724 Lyndale)

**Highlights:** 2724 - 2728 Lyndale Avenue South is an office/retail building with coveted off-street parking in the desirable Lyn-Lake Neighborhood.

- Highly visible location.
- Just two blocks from the Midtown Greenway.
- Trendy neighborhood with restaurants, retail, shopping and more.
- Great opportunity to invest in a dynamic area.





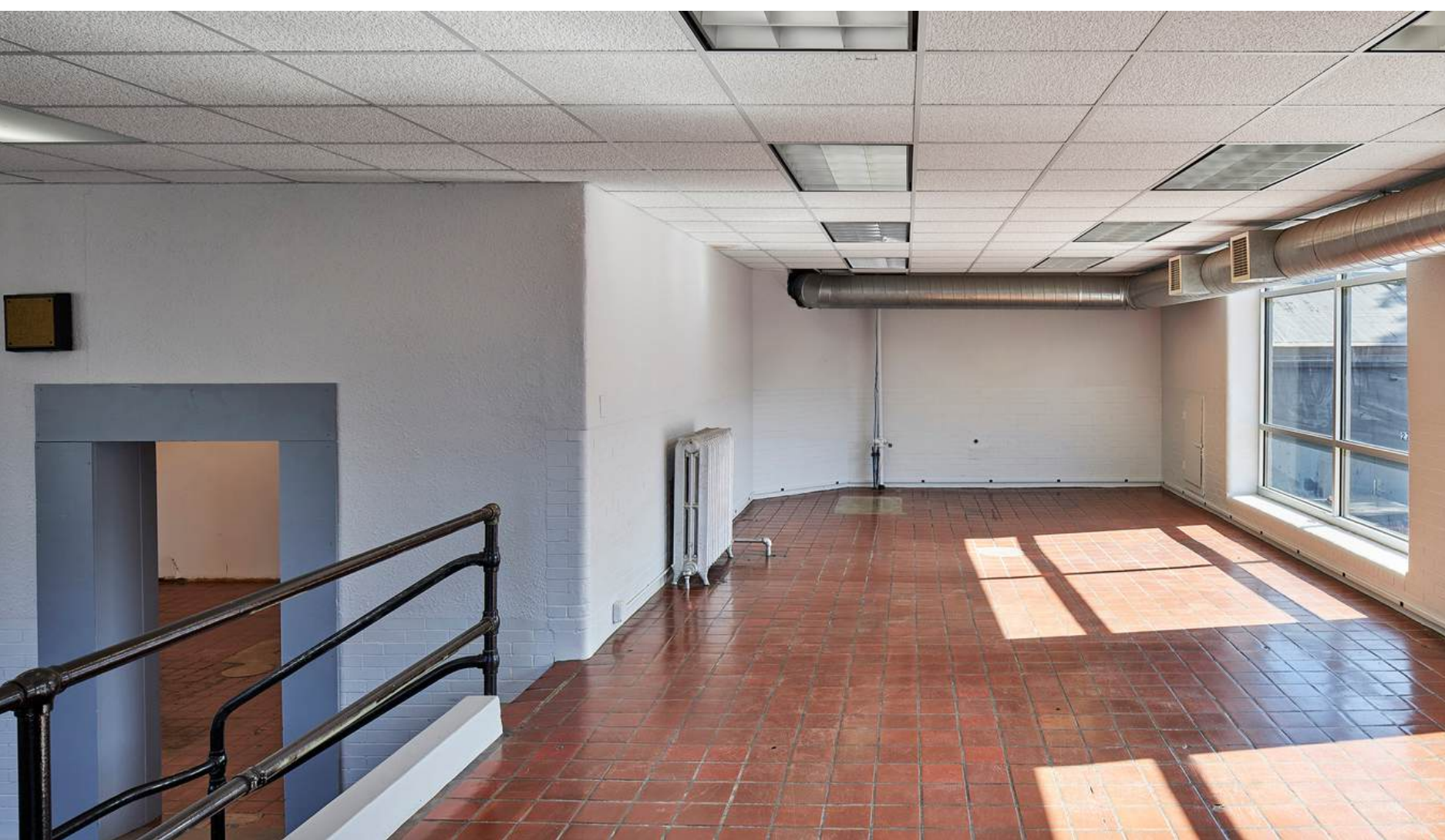


**HUGE**  
improv theater

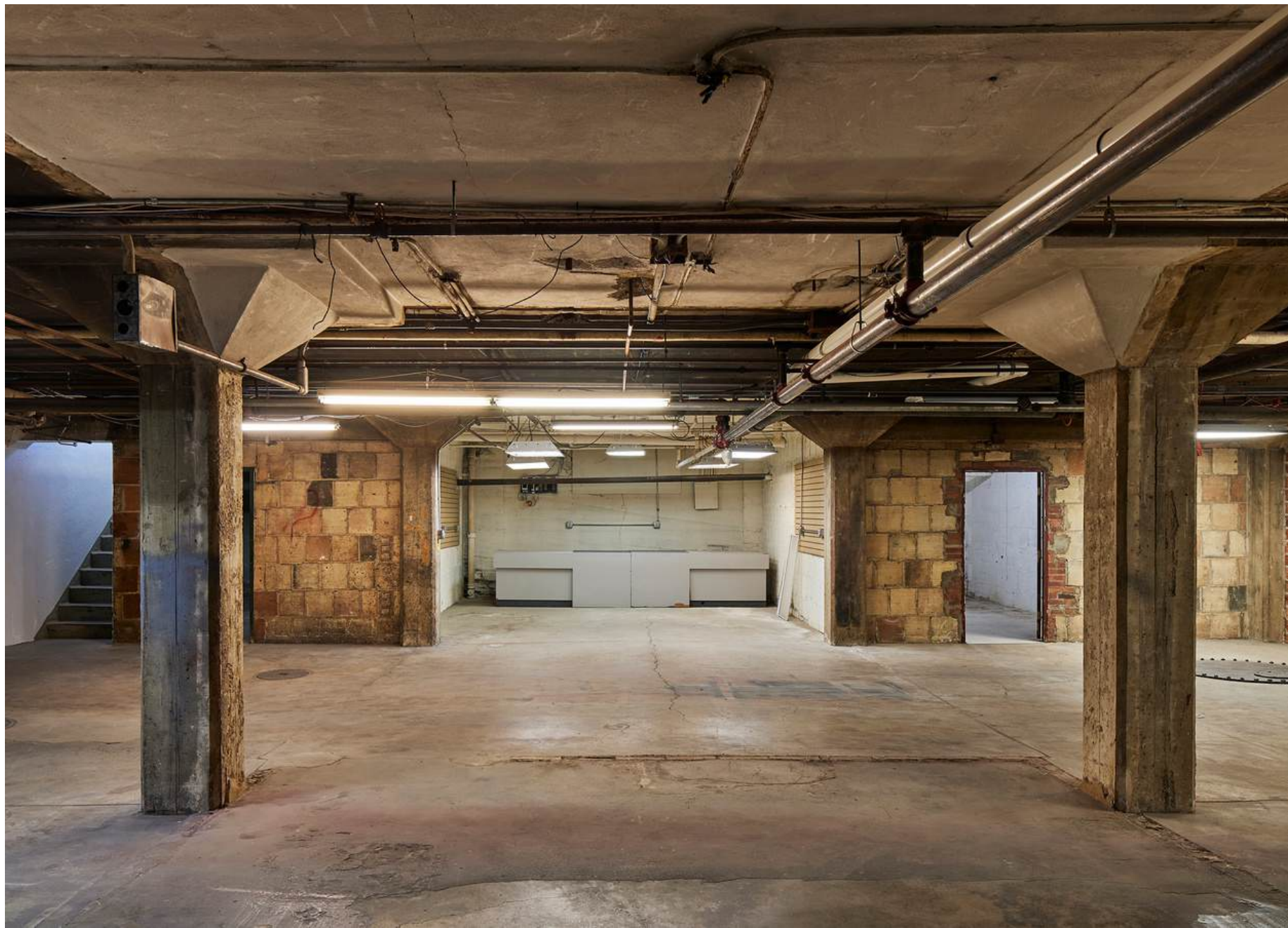
**NUDGE**  
FRIDAYS  
SATURDAYS  
SUNDAYS

ESSENTIALLY  
FOR LEASE

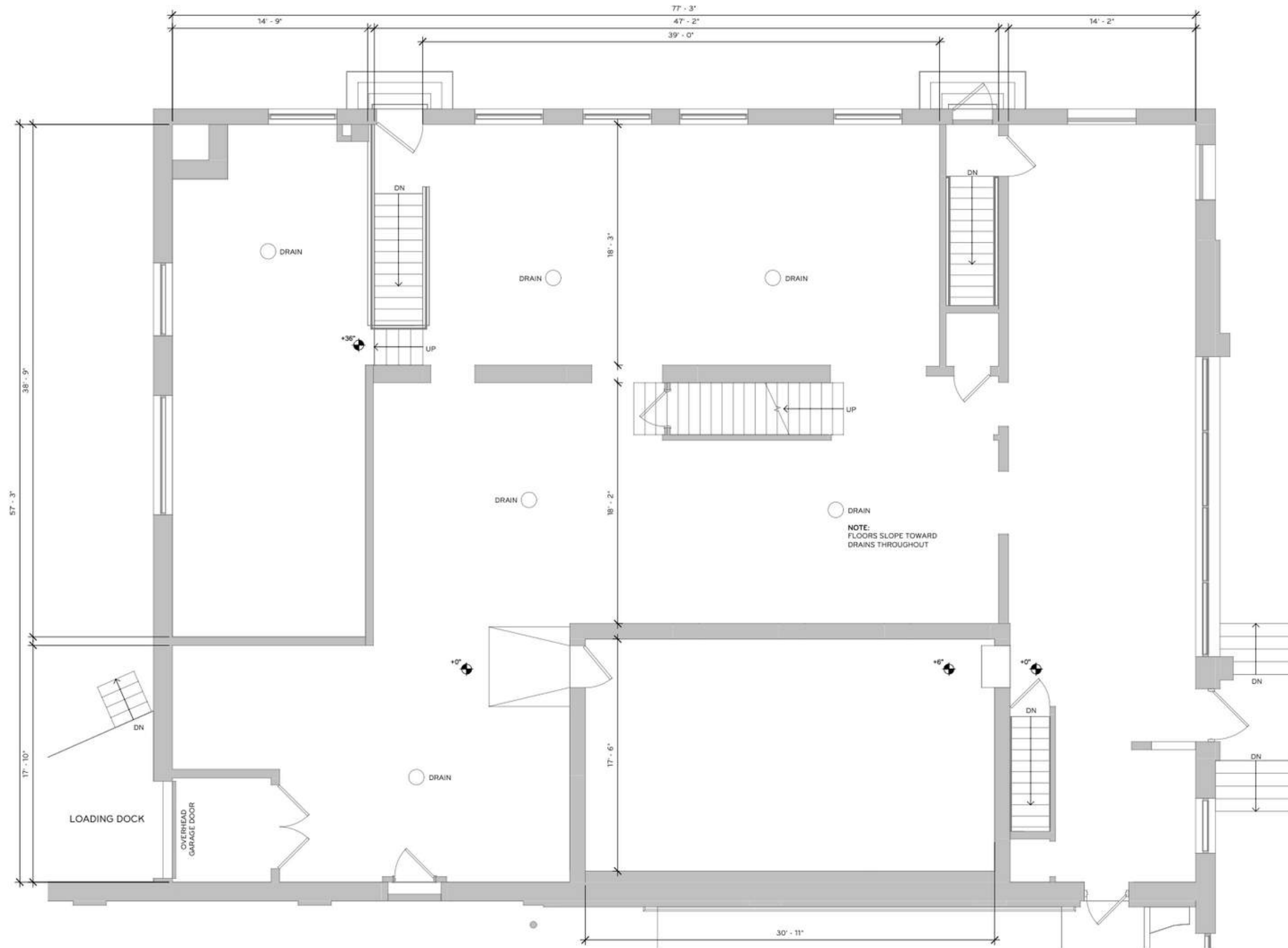




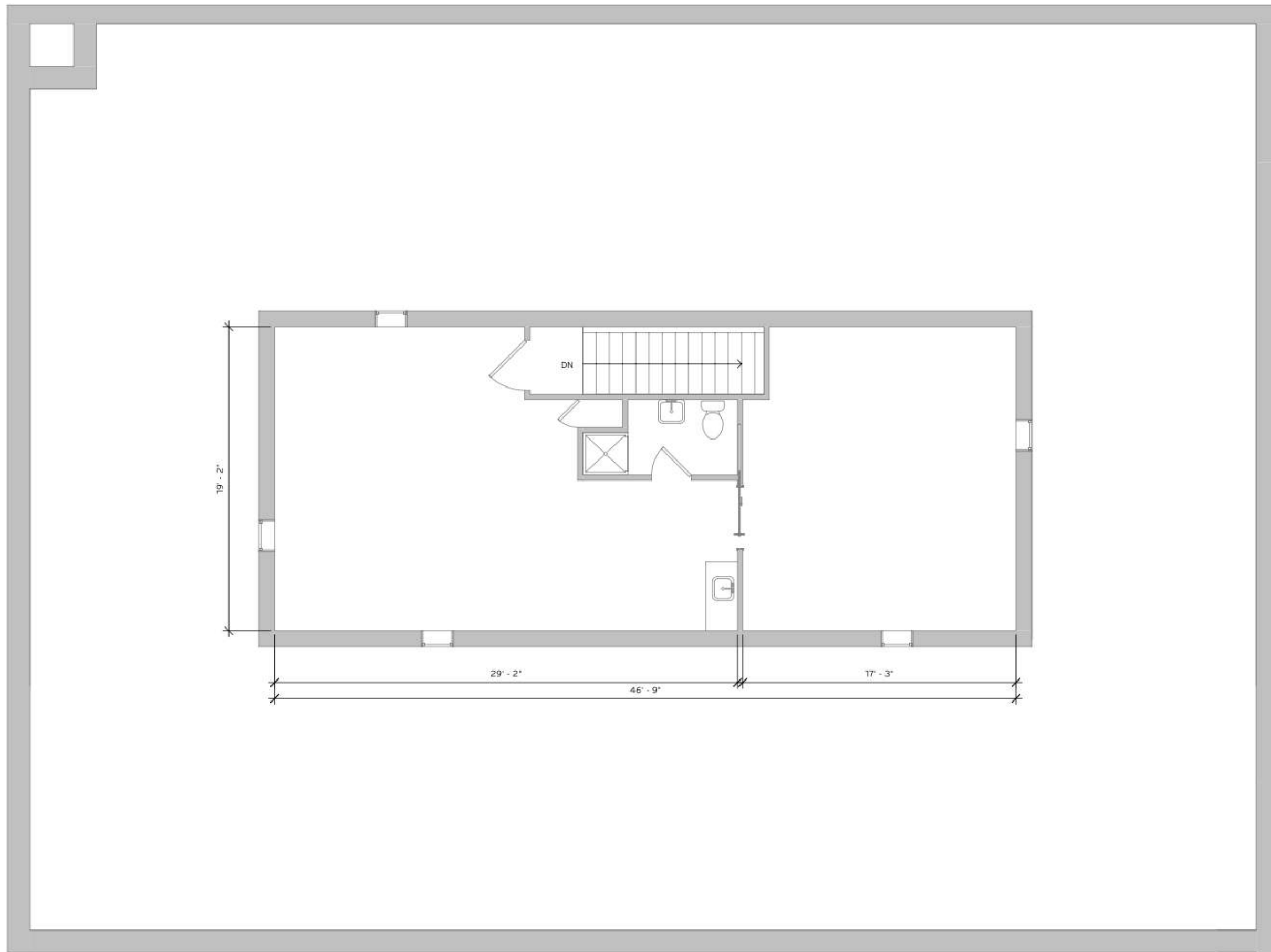




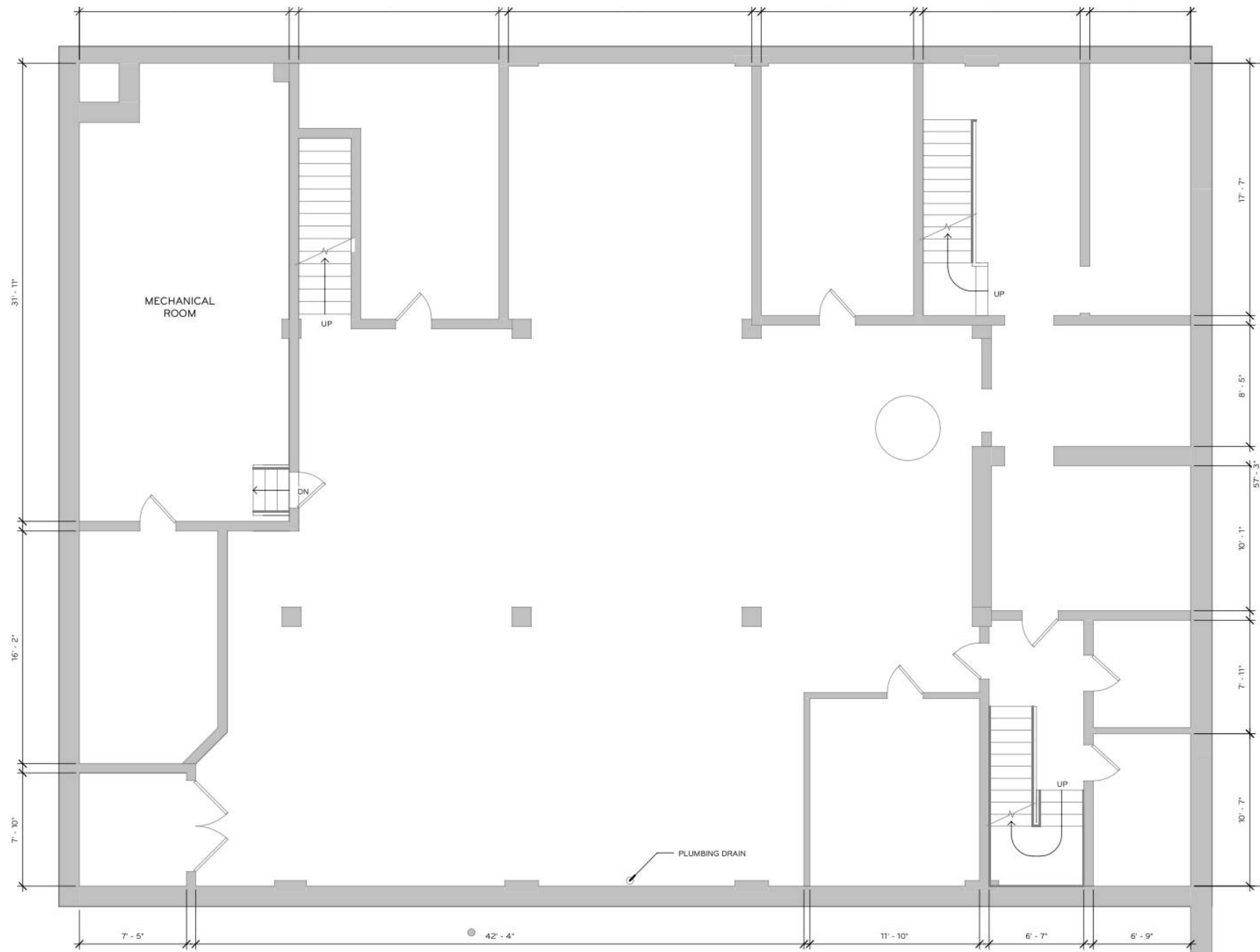




2724 Main Level Floor Plan



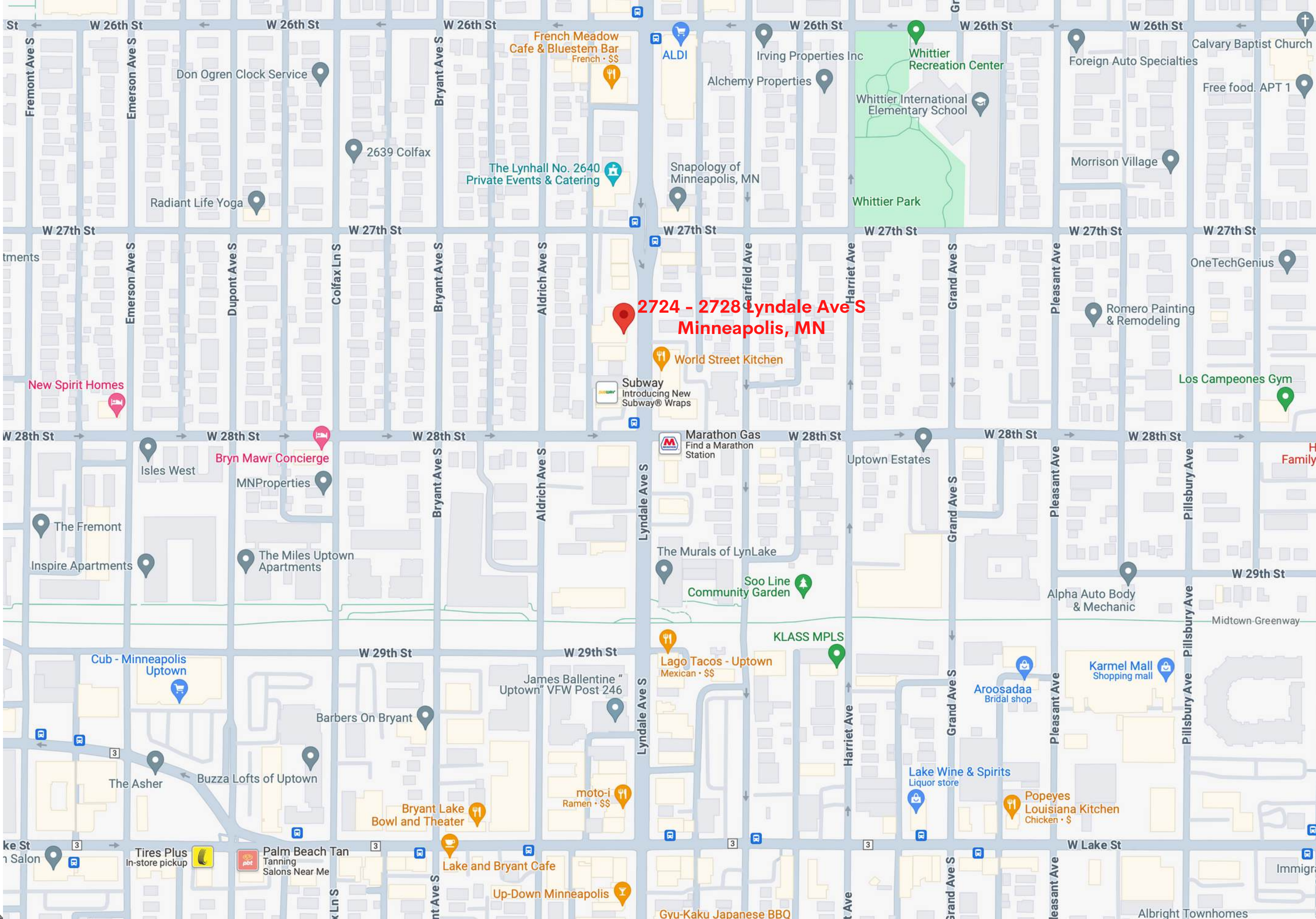
2724 Upper Level Floor Plan



2724 Lower Level Floor Plan



# Lowry Hill East/Uptown





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