



**FOR SALE**

**MIXED-USE INVESTMENT  
3701 LYNDALE 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:**

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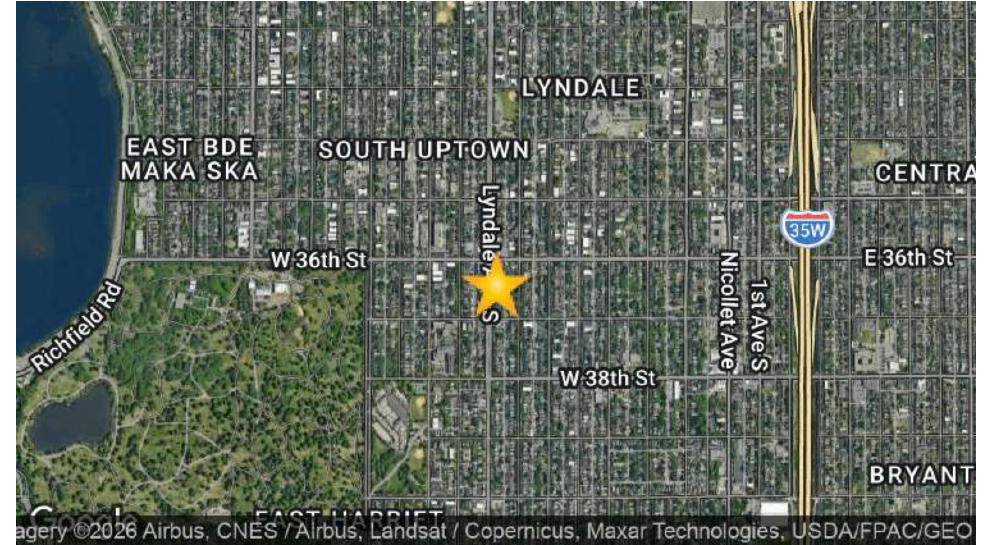
# PROPERTY INFORMATION

# EXECUTIVE SUMMARY

## FREESTANDING MIXED-USE (RETAIL + APARTMENTS)

3701 LYNDALE AVE S, MINNEAPOLIS, MN 55409

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### OFFERING SUMMARY

Sale Price:	\$550,000
Gross Building Size:	6,564 SF
Rentable Space:	4,584 SF
Number of Units:	3
Price / SF:	\$83.79/SF
Year Built:	1910
Zoning:	CM1

### PROPERTY HIGHLIGHTS

- **Phase I & II Environmental Report is Complete. More info on Page 15. Contact Brokers for Details.**
- **Active! Back on the Market**
- Prime Highly Desirable South Minneapolis Location
- Excellent 1031 Tax Exchange Opportunity
- Fully Leased 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
- 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

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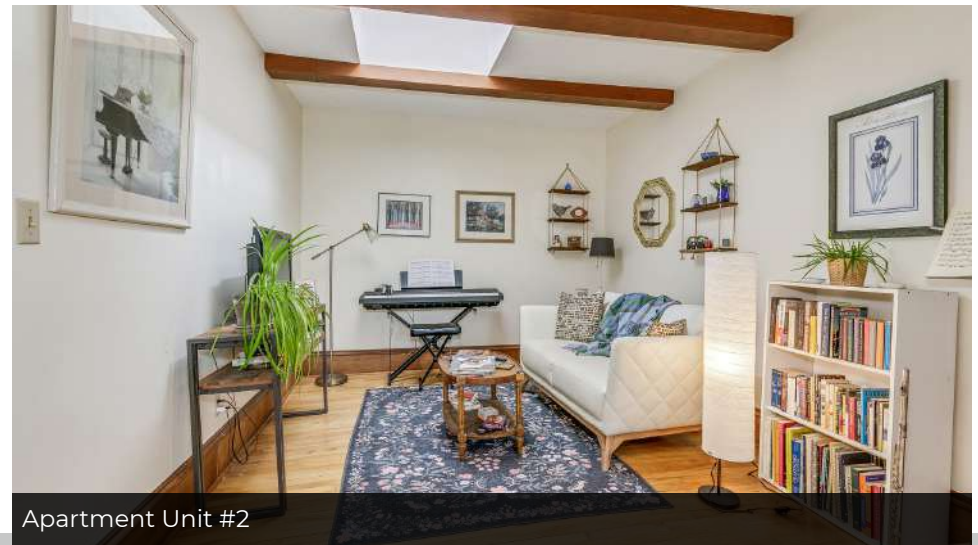
Apartment Unit #2



Apartment Unit #2



Apartment Unit #2



Apartment Unit #2

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# ADDITIONAL PHOTOS

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Apartment Unit #2



Apartment Unit #2



Apartment Unit #2



Apartment Unit #2

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# ADDITIONAL PHOTOS

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Apartment Unit #1



Apartment Unit #1



Apartment Unit #1



Apartment Unit #1

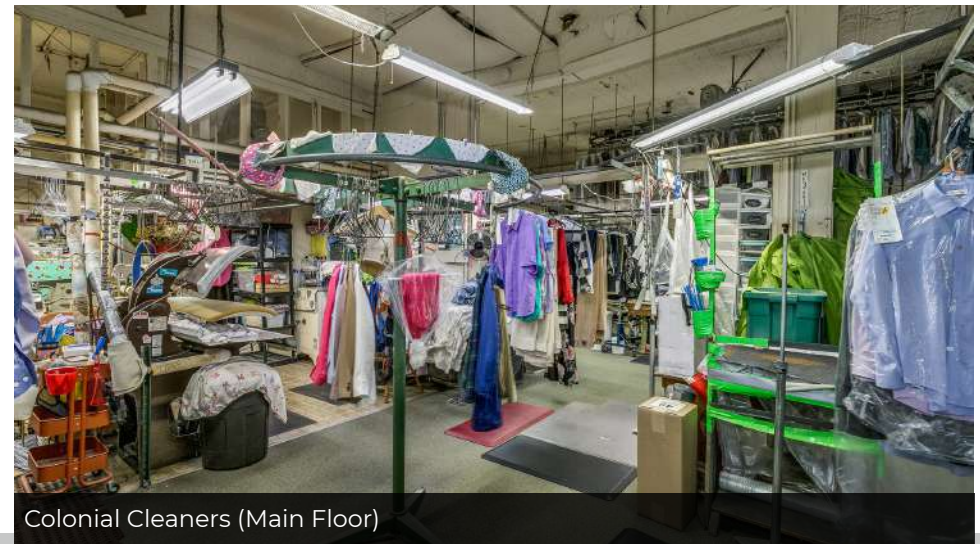
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# ADDITIONAL PHOTOS

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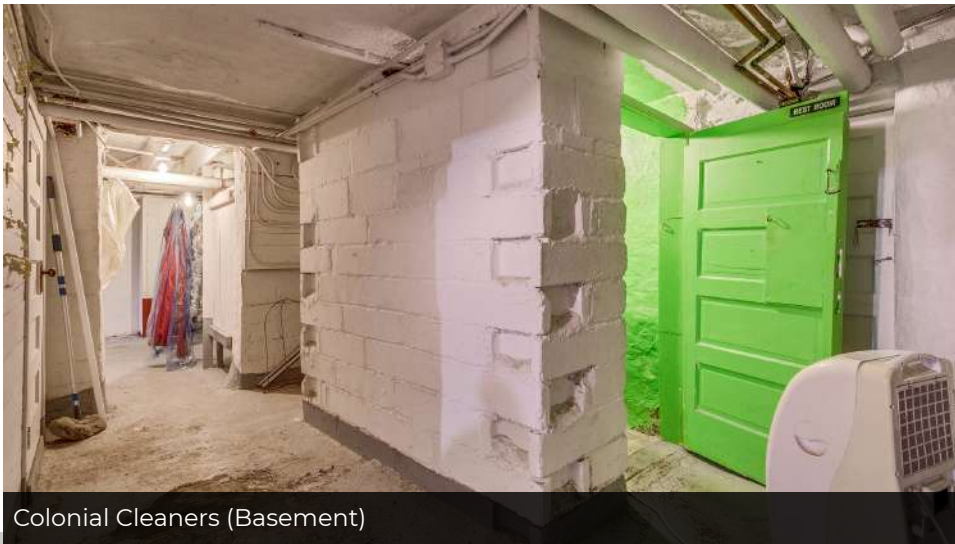
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Colonial Cleaners (Main Floor)



Colonial Cleaners (Basement)



Colonial Cleaners (Basement)



Colonial Cleaners (Basement)

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City of  
Minneapolis



**ZONING INFORMATION**



# ZONING INFORMATION - CM1

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**Primary Zoning**

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](#)

**Built Form**

**Goods and Services Corridor**

- Goods and Services Corridor

**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

## 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/>

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Colonial Cleaners, Inc.

GREENEARTH  
CLEANERS

www.colonialcleaners.com

3701

Colonial  
Cleaners

9-5pm M-F  
10-5pm S-S

# ENVIRONMENTAL INFORMATION

# ENVIRONMENTAL INFORMATION

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### ENVIRONMENTAL INFORMATION

Landmark Environmental has completed Phase I & II Environmental Testing at the site. **A Vapor Mitigation System will be installed at the SELLERS expense.** The scope of the work is already planned out and pre installation testing is occurring. However, the Seller cannot engage Landmark Environmental to fully install the system 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.

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**LOCATION INFORMATION**

# RETAILER MAP

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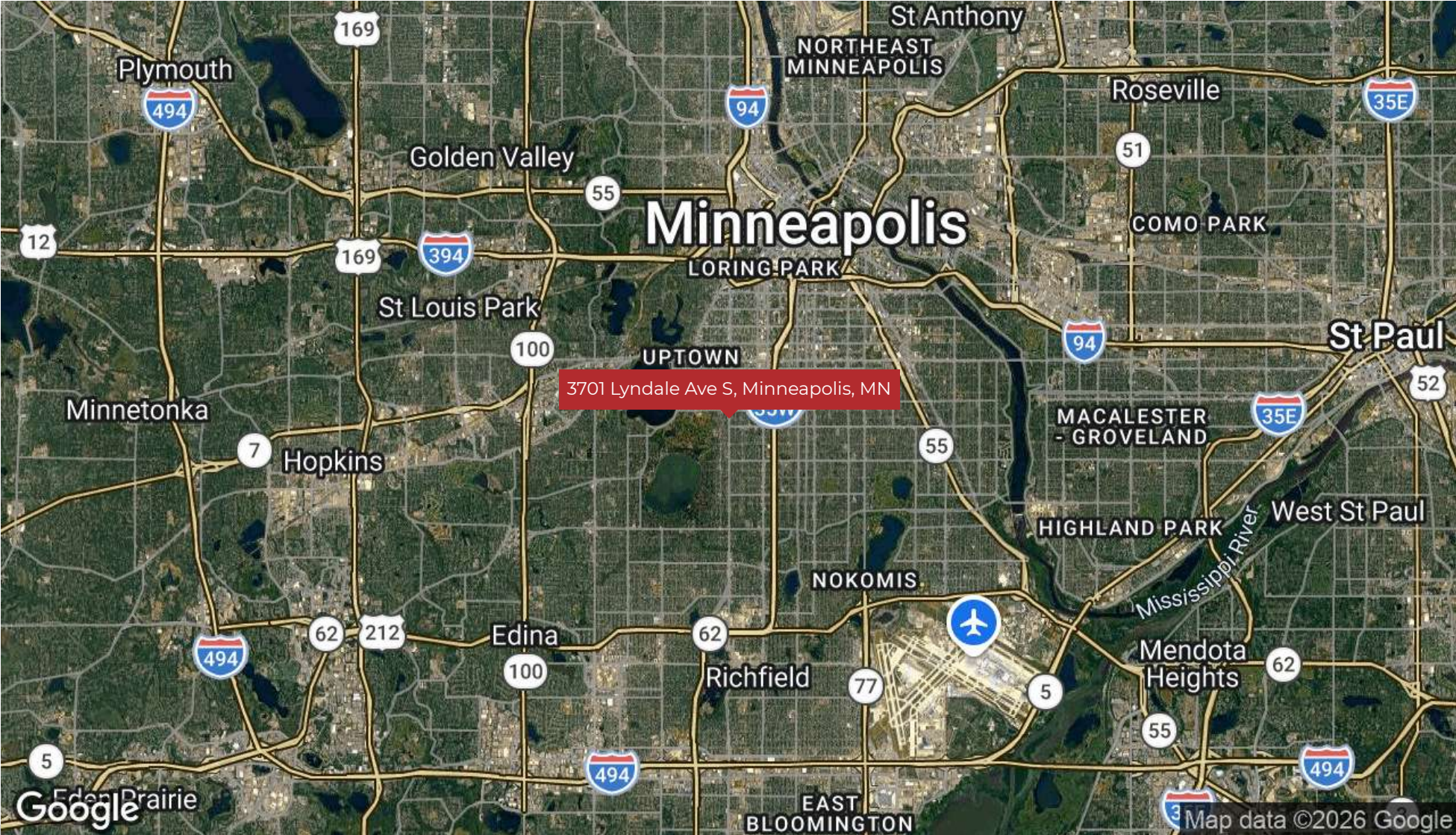
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# REGIONAL MAP

## FREESTANDING MIXED-USE (RETAIL + APARTMENTS)

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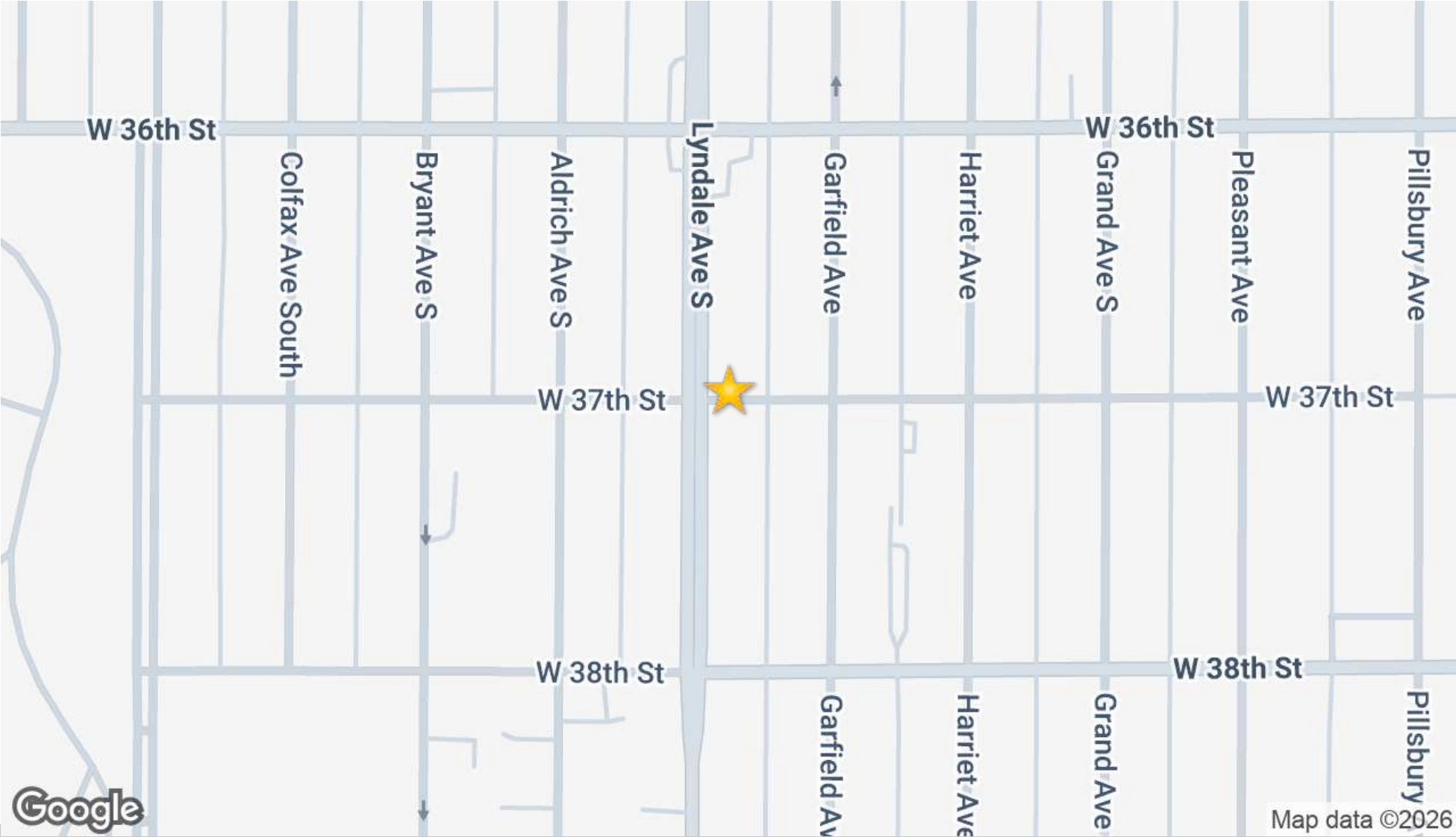
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# LOCATION MAP

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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/>

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# DEMOGRAPHICS

# DEMOGRAPHICS MAP & REPORT

## FREESTANDING MIXED-USE

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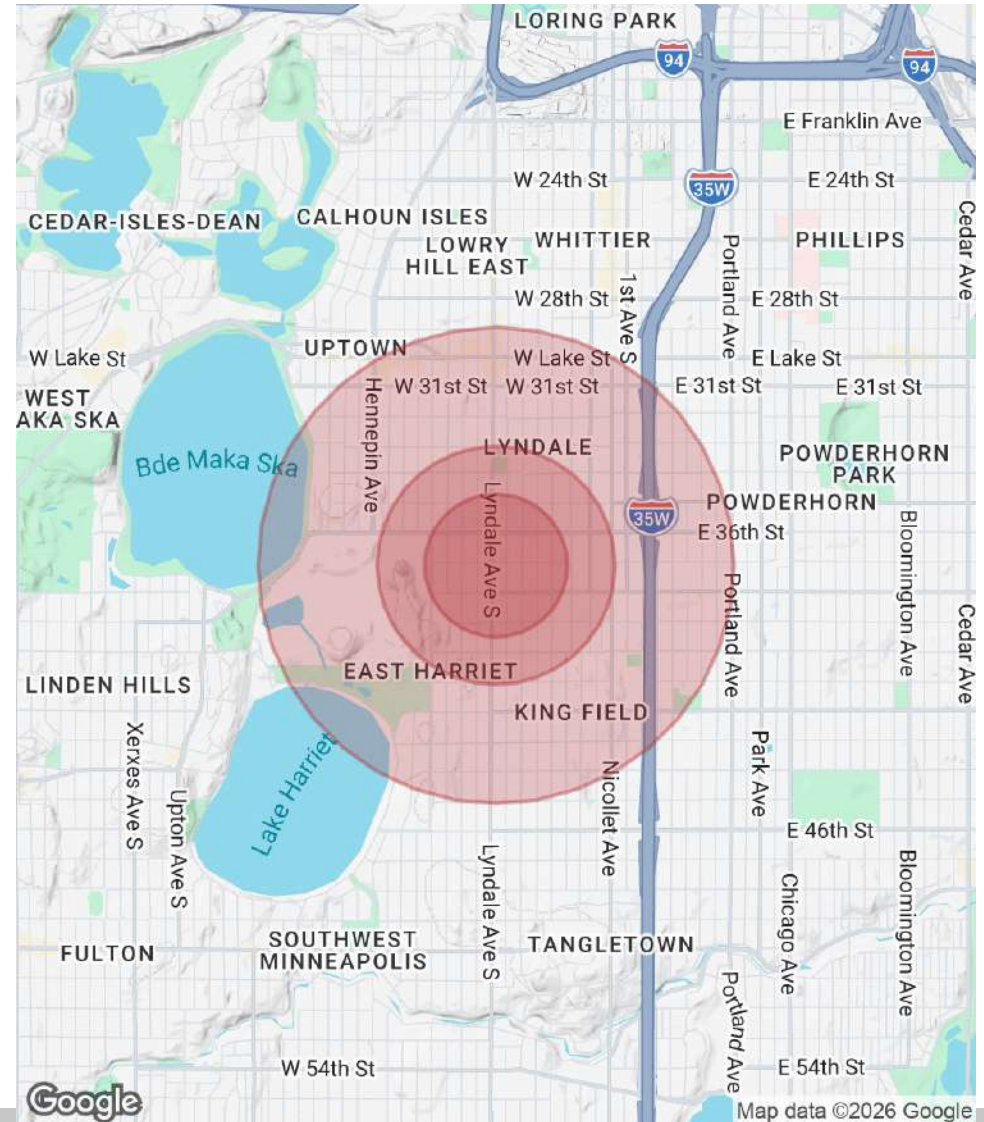
### POPULATION

	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



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# TRAFFIC COUNTS

## FREESTANDING MIXED-USE (RETAIL + APARTMENTS)

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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>

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# MEET THE TEAM - RESULTSCOMMERCIAL.COM

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