

# TI-ZONED AUTO REPAIR FOR SALE



# AUTO REPAIR FOR SALE

## Property Highlights:

Longstanding auto repair building with outdoor parking and Transitional Industrial (TI) zoning. Highly visible, high traffic, Bloomington, MN location with rare signage opportunity. Accessible ingress and egress on both 90<sup>th</sup> Street and Lyndale Ave S. Ideal Bloomington location within minutes of MSP International Airport, I-35W, and Highway 62.

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### ADDRESS

8945 Lyndale Ave S,  
Bloomington, MN

### PRICE

\$750,000

### COUNTY

Hennepin

### TOTAL BUILDING SF

1,500 SF

### YEAR BUILT

1954

### ZONING

TI - Transitional  
Industrial

### PID

10-027-24-23-0002

### PROPERTY TAXES

\$9,387.32 (2024)

### NO. REPAIR BAYS

Three

### CLEAR HEIGHT

Approx. 12 ft

### PARKING

Surface parking  
surrounding building

### EQUIPMENT & TOOLS

Negotiable

### LOCATION

Rare hard corner  
location at 90<sup>th</sup> St &  
Lyndale Ave S with  
prominent signage

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Aerial



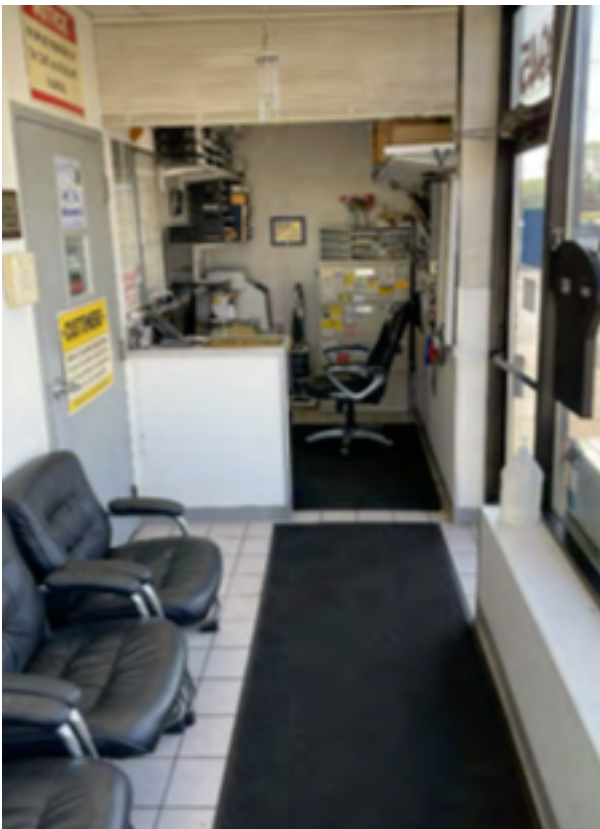
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## Photos



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## Site Plan

