

# Industrial-Flex Building For Sale Or Redevelopment

4215 E. LAKE STREET, MINNEAPOLIS, MN



## OFFERING MEMORANDUM

### PRESENTED BY:

**KW COMMERCIAL**  
2660 Arthur Street  
Roseville, MN 55113

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# Property Summary



## VIDEO

### PROPERTY DESCRIPTION

Discover a prime investment opportunity in the heart of Minneapolis with this impressive 10,464 SF office building, situated on a 0.40 Acre corner lot. Built in 1950 and the current owner-user there since 1974. HondaTown has been a staple of this community for years.

Zoned CM2. this site offers a variety of uses for an owner-user, investor or redevelopment opportunity.

The property offers a large showroom area as you enter the building, along with two restrooms and a parts area. The rear of the building offers multiple warehouse areas for inventory, paint booth, along with 2 Dock & 1 Drive-Doors. 10+ parking stalls in the lot, offers direct access & visibility to Lake Street.

### OFFERING SUMMARY

|                        |  |
|------------------------|--|
| Sale Price:            | \$ 1,950,000                                   |
| Lot Size:              | 0.40 Acre                                      |
| 2025 Real Estate Taxes | \$ 35,132                                      |
| Building Size:         | 10,464 SF                                      |
| Clear Height Max       | 14 Feet  |
| Zoning                 | CM2<br>(See Permitted Uses on listing website) |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 875       | 2,009     | 6,935     |
| Total Population  | 1,921     | 4,420     | 15,778    |
| Average HH Income | \$134,196 | \$127,659 | \$117,454 |



## Property Details

Sale Price

**\$1,950,000****PROPERTY INFORMATION**

|                  |  |
|------------------|--|
| Property Type    | Retail-Showroom<br>Industrial-Flex   |
| Property Subtype | Warehouse/Distribution   |
| Zoning           | CM2  |
| Lot Size         | 0.40 Acre  |
| APN #            | 0602823110025  |
| Lot Dimensions   | 129' X 135'  |
| Parking Stalls   | 10+ Available in Lot   |
| Lot Description  | Corner Lot facing Lake Street<br>City Alley Easement on east<br>side of building / North-South |

**LOCATION INFORMATION**

|                  |   |
|------------------|---|
| Building Name    | HondaTown Retail & Industrial-<br>Flex Building |
| Street Address   | 4215 E Lake St                                  |
| City, State, Zip | Minneapolis, MN 55406                           |
| County           | Hennepin  |

**BUILDING INFORMATION**

|                                   |                                    |
|-----------------------------------|------------------------------------|
| Building Size                     | 10,464 SF                          |
| Tenancy                           | Single (Owner-User)                |
| Number of Floors<br>(No Basement) | 1                                  |
| Year Built                        | 1950                               |
| Power                             | 3 Phase                            |
| Sprinklers                        | None                               |
| HVAC                              | Gas Powered Heat and<br>Window A/C |
| Building structure                | Brick                              |
| Roof                              | Rubber Membrane (20 years)         |



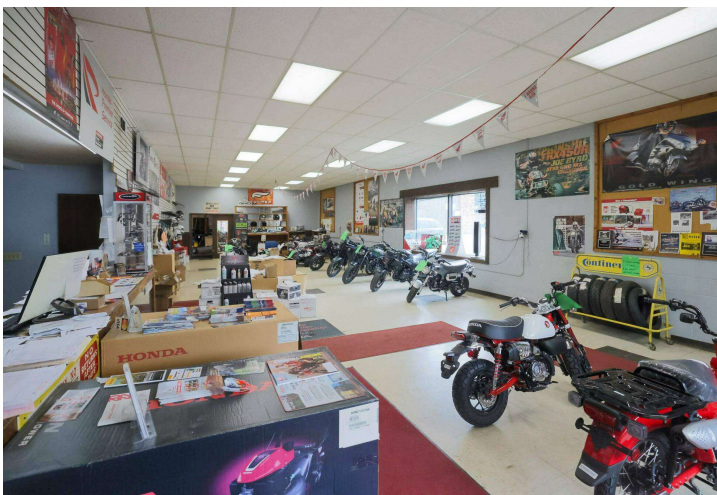
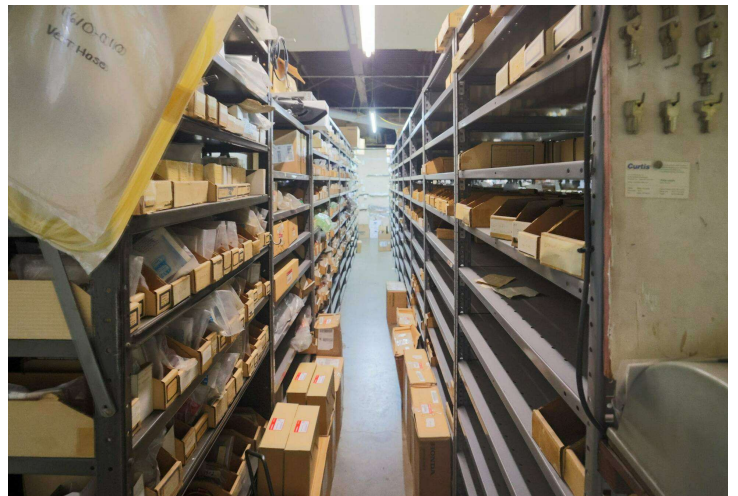
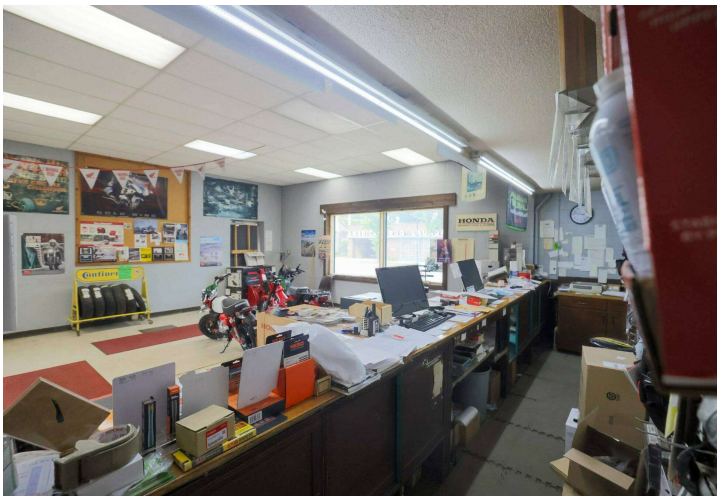


## Floor Plan



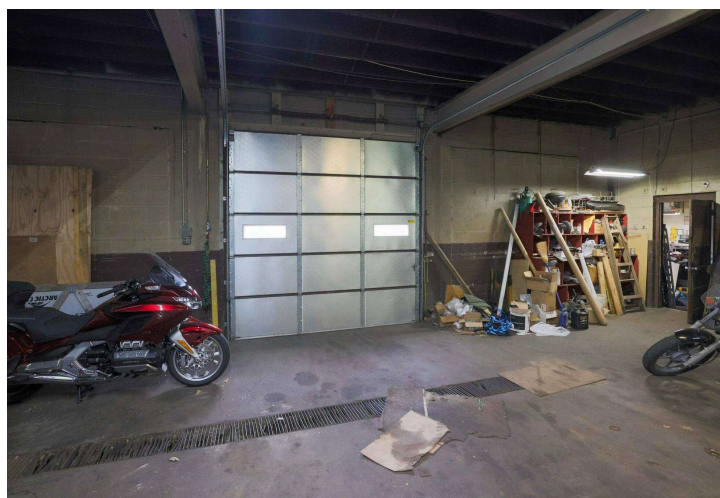
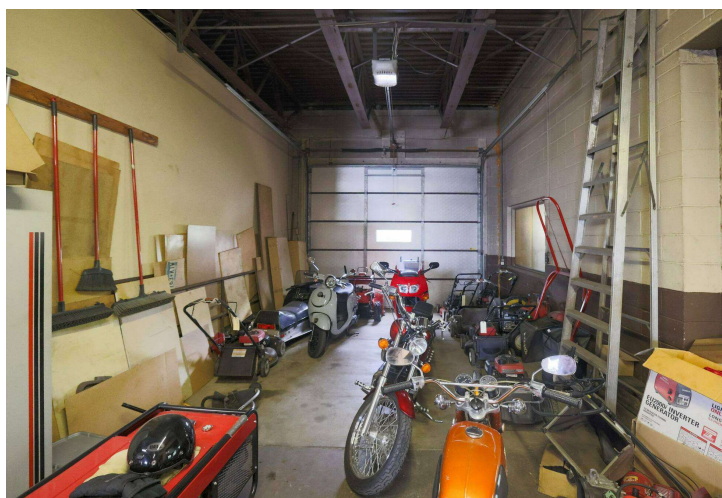
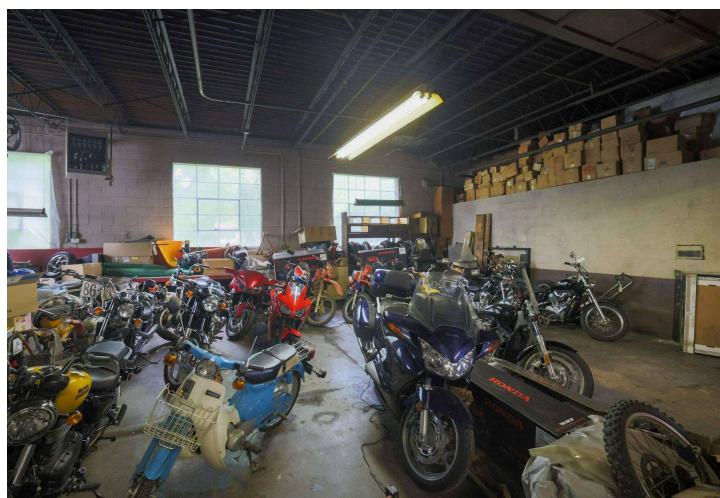


## Retail / Showroom Photos





## Warehouse Photos



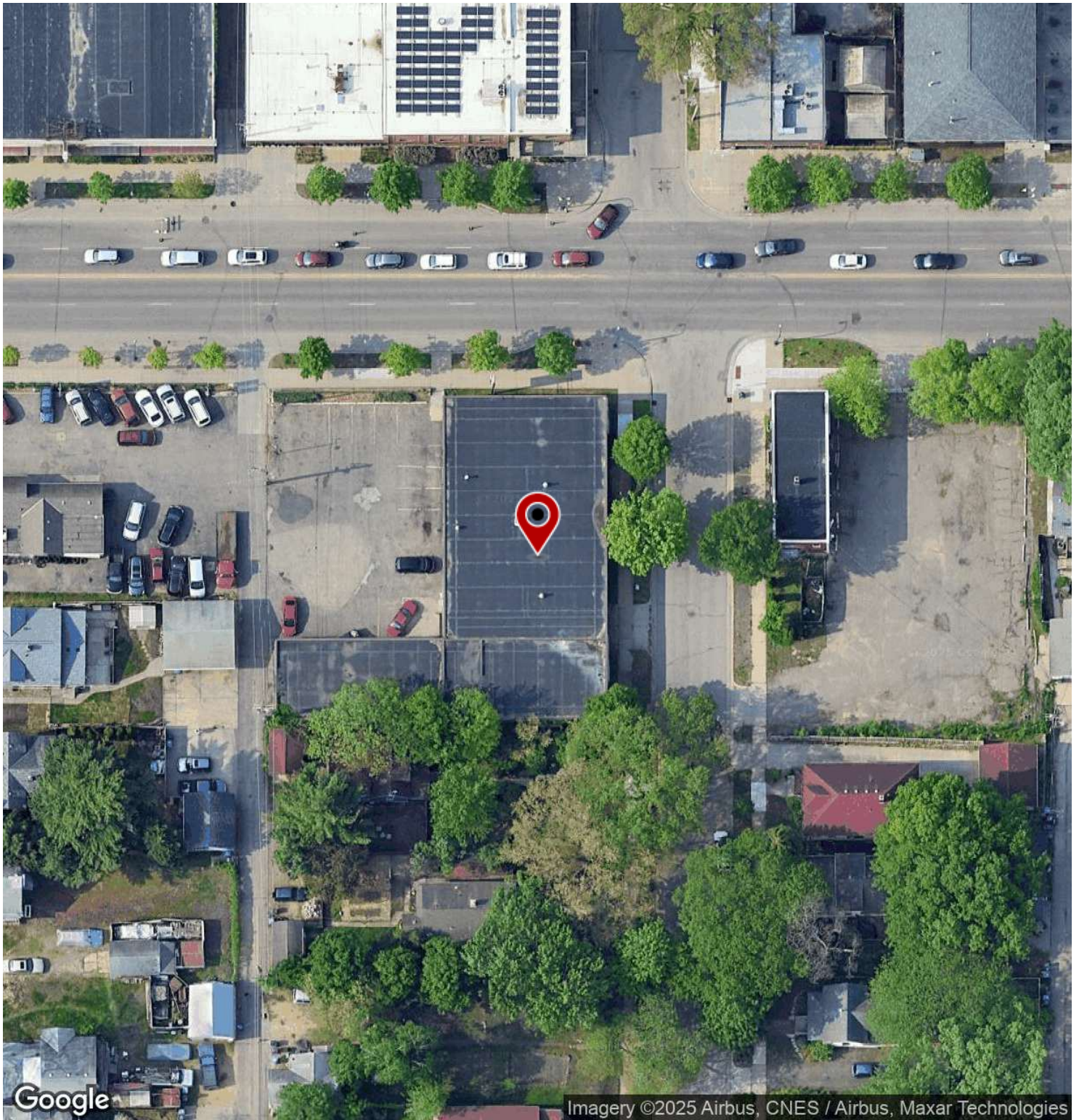


## Aerial (Property Boundaries)





## Aerial Map



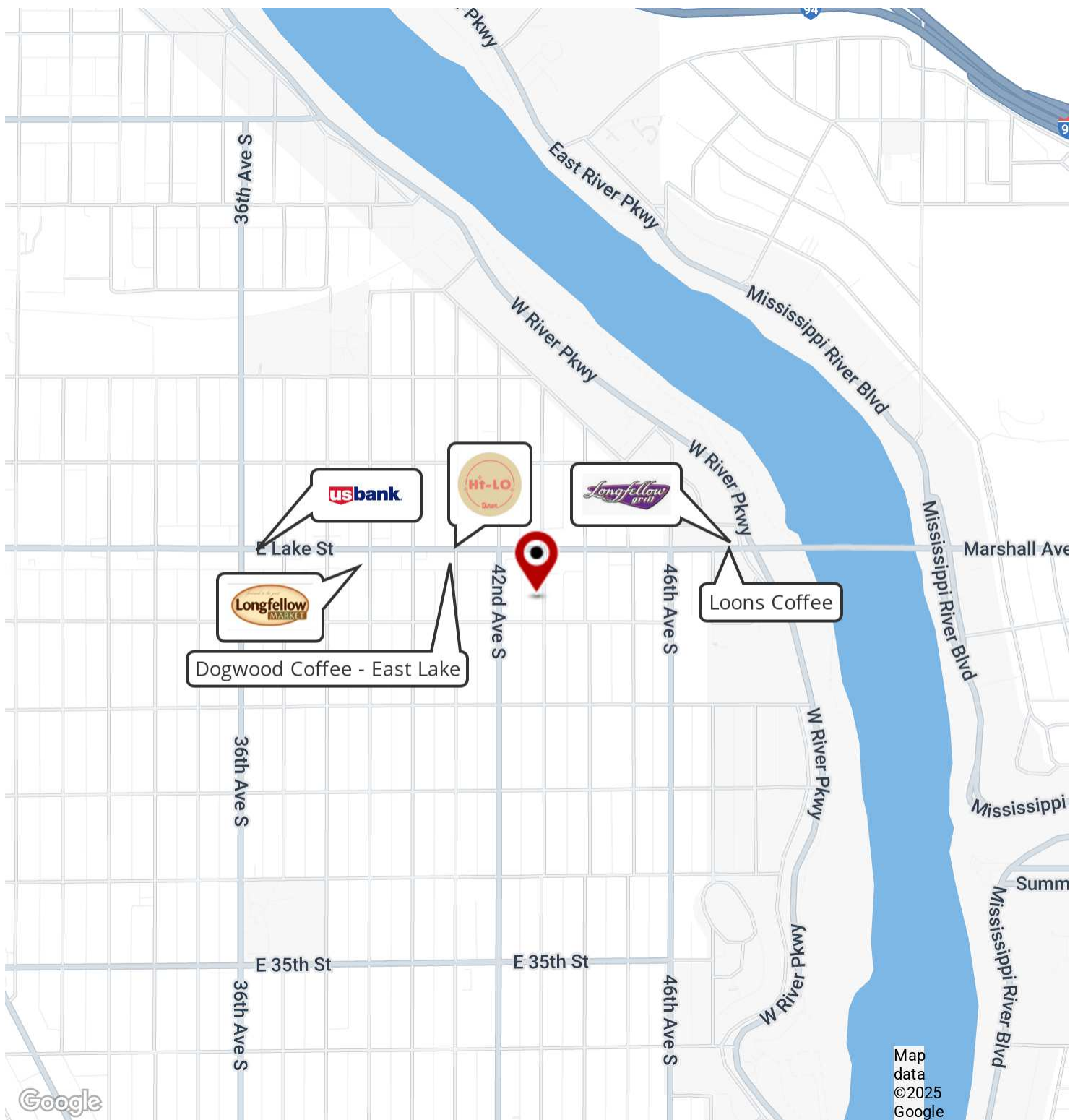
Google

Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies



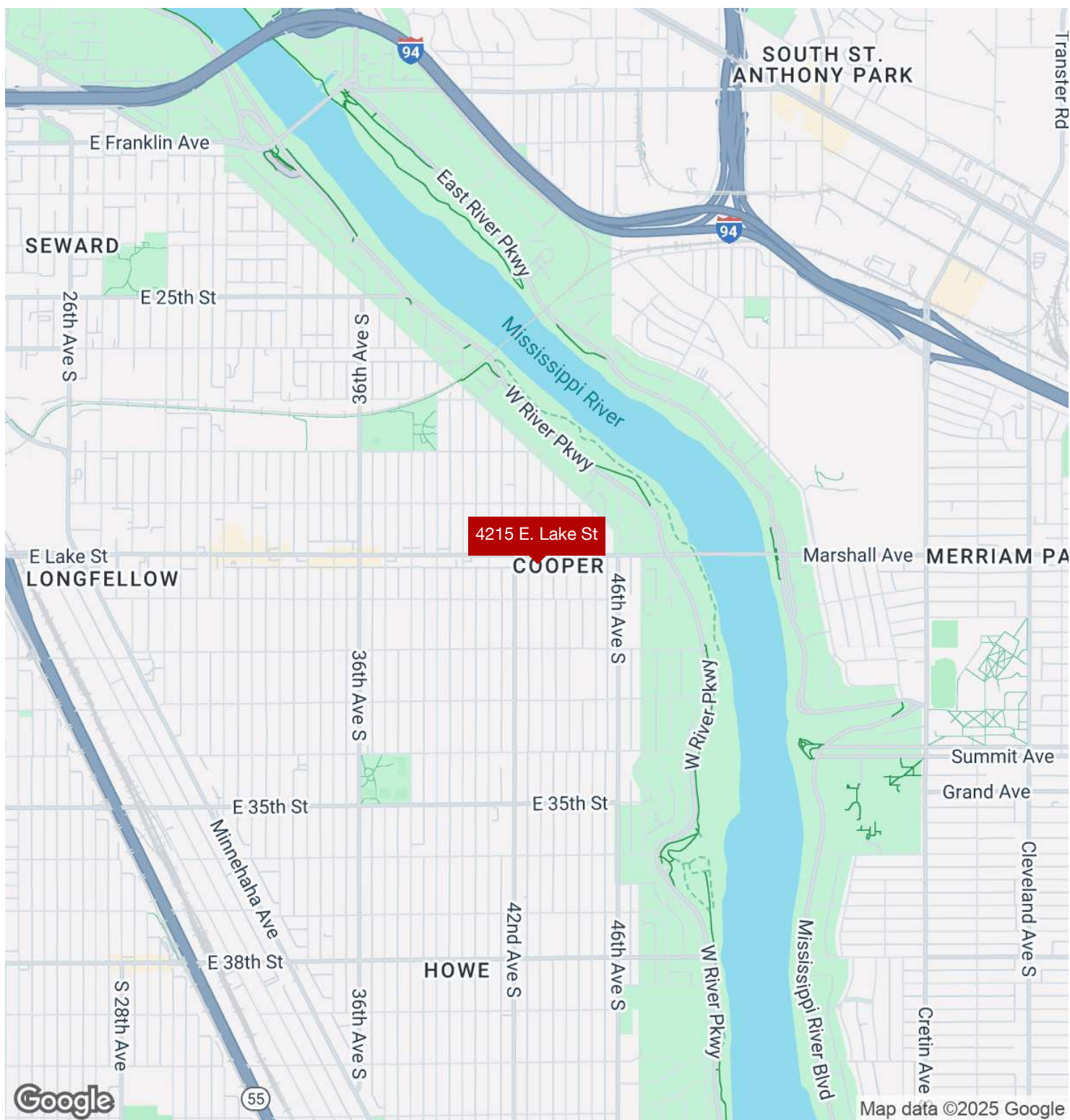


# Retailer Map





## Regional Map

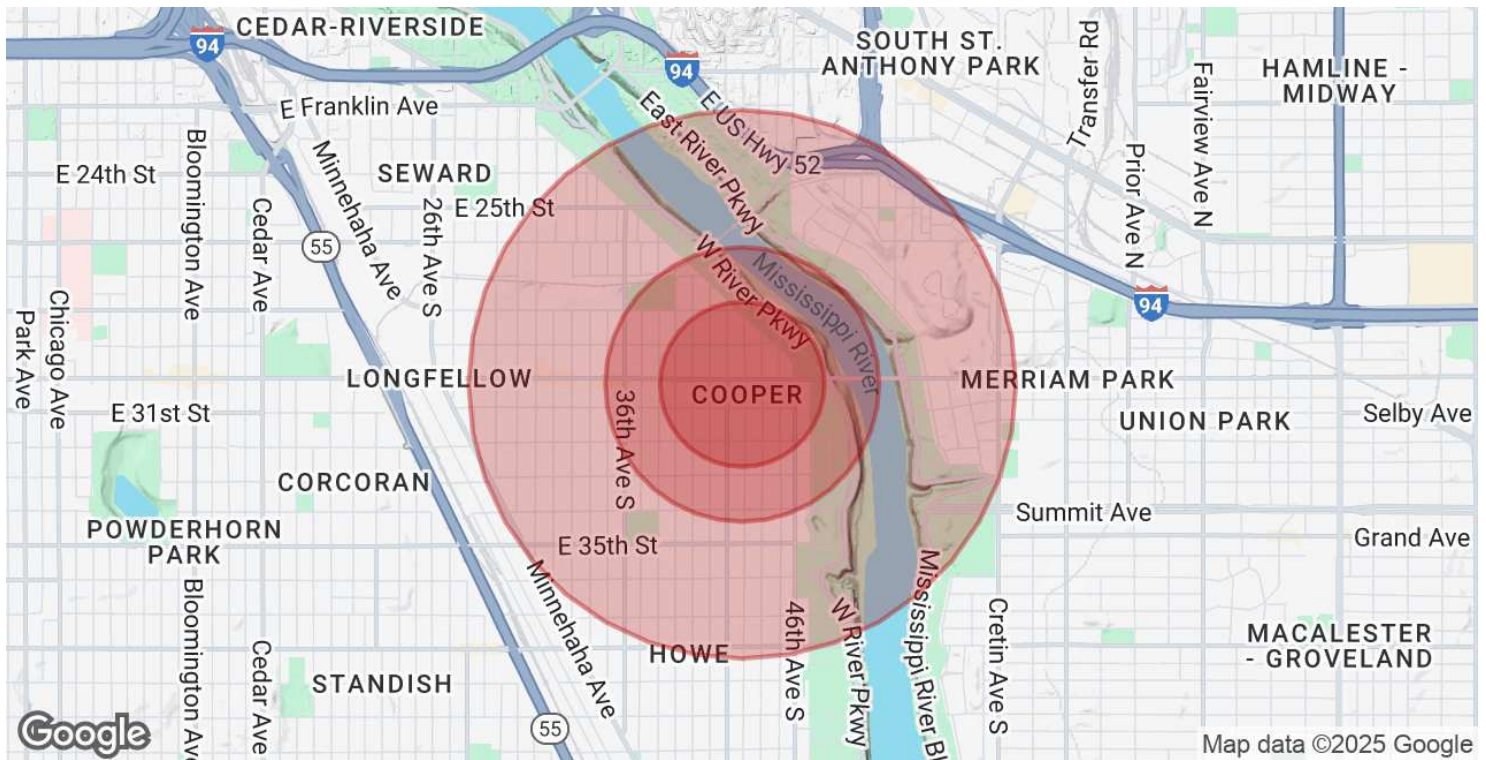


Google





# Demographics Map & Report



## POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 1,921     | 4,420     | 15,778 |
| Average Age          | 43        | 43        | 41     |
| Average Age (Male)   | 43        | 42        | 41     |
| Average Age (Female) | 43        | 43        | 41     |

## HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 875       | 2,009     | 6,935     |
| # of Persons per HH | 2.2       | 2.2       | 2.3       |
| Average HH Income   | \$134,196 | \$127,659 | \$117,454 |
| Average House Value | \$448,498 | \$421,228 | \$421,144 |

Demographics data derived from AlphaMap

