



2953 and 2957 Lyndale Avenue South | Minneapolis, MN 55408

LYNDALE & LAKE OWNER/OCCUPANT/INVESTMENT PROPERTY FOR SALE

2953 & 2957 Lyndale Avenue South

LANDMARK PROPERTY (RESTAURANT/RETAIL/MULTI-FAMILY) AT THE INTERSECTION OF LYNDALE & LAKE

95% Occupied | \$3,550,000.00



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

CORFAC
INTERNATIONAL



EXECUTIVE SUMMARY

Address	2957 Lyndale Avenue S Minneapolis, MN 55408
PID	34-029-24-33-0105
Use	Mixed-use apartment and retail/restaurant
Building SF	18,703
Site Size	.13 acres
Zoning	C3A
2024 Taxes	\$62,786.00
Sale Price	\$3,550,000.00
2023 NOI	\$190,811.00
Address	2953 Lyndale Avenue S Minneapolis, MN 55408
PID	34-029-24-33-0107
Use	Commercial Lot (patio and parking)
Building SF	5,243
Site Size	.12 acres
Parking Stalls	7
Zoning	C3A
2024 Taxes	\$9,264.64

Fantastic Owner-Occupant/Investment Opportunity **INVESTMENT SUMMARY**

This is a rare opportunity to own a landmark property situated at the high visibility corner of Lyndale and Lake in Minneapolis' popular Uptown neighborhood.

The property consists of two parcels, one featuring apartments and retail/restaurants encompassing 18,703 SF with 2 occupied restaurants (PKMS and Trio), 1 occupied retail space (The Lasherie), and 6 occupied apartment units (1, 2 and 3-bedroom apartments) as well as a Clear Channel Billboard.

The other parcel features a large outdoor patio and parking lot (7 spaces) with 5,243 SF.

The property is available for the first time in over 30 years. The building is 95% occupied featuring a beautiful brick exterior, patio, 2 full-service restaurants along with 2 full commercial kitchens. The property is priced at \$3,550,000.

The restaurants, apartments, and retail feature very tall ceilings and windows throughout. The restaurants and retail spaces have been completely updated. The property has been well maintained and had a new roof installed in 2019. The property is situated in an Opportunity Zone.



SALIENT FACTS

Address	2957 Lyndale Avenue South Minneapolis, MN 55408
MSA	Minneapolis - St. Paul
County	Hennepin
Submarket	MN - Southwest
Property Type	Mixed-use
Building Area	18,703 SF
Zoning	C3A
Year Constructed	1900
Land Area	0.13 Acres/5,663 SF
PID Number	34-029-24-33-0105
Number of Buildings	2
Number of Floors	3 and 2
Occupancy Type	Multi-tenant
Owner Occupied	No
2024 Real Estate Taxes	\$62,786.00
Construction	Brick
Roof	EPDM (new 2019)
Electrical	Varies by tenant
HVAC:	
Trio Restaurant	2 Units (3 - 4.5 ton)
PKMA	5 Units (3.5 - 10 ton)
Apartments/Retail	4 Units (2 - 4 ton)
	All units have been serviced and maintained annually.



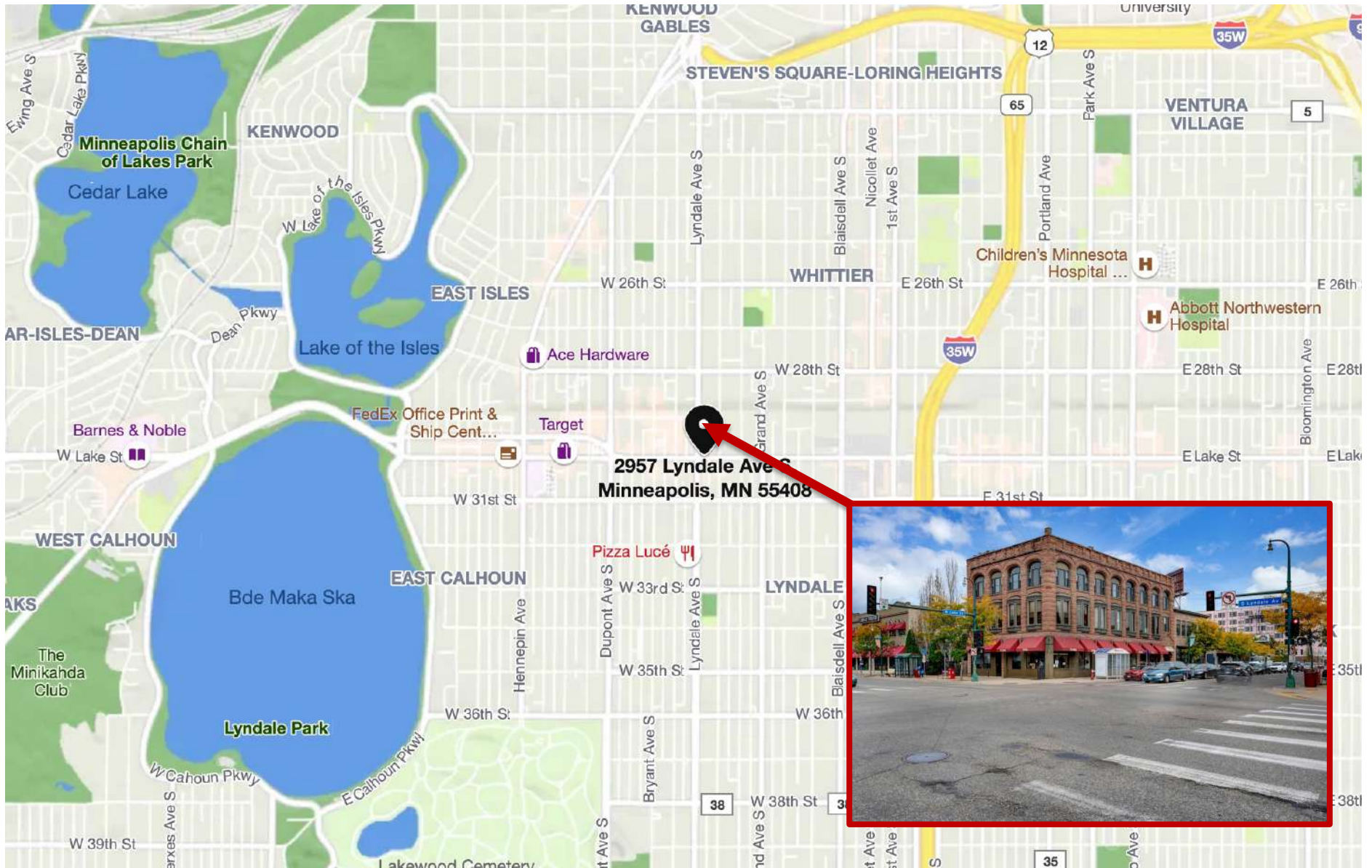
SALIENT FACTS

Address	2953 Lyndale Avenue South Minneapolis, MN 55408
Property Type	Commercial Lot (Patio and Parking)
Land Area	0.12 Acres/5,243 SF
Zoning	C3A
Year Constructed	1914
PID Number	34-029-24-33-0107
Number Of Buildings	1
Number Of Floors	1
Parking Stalls	7
2024 Real Estate Taxes	\$9,264.64

***** Touring of the Apartment Units requires 72-hour notice to the renters.**

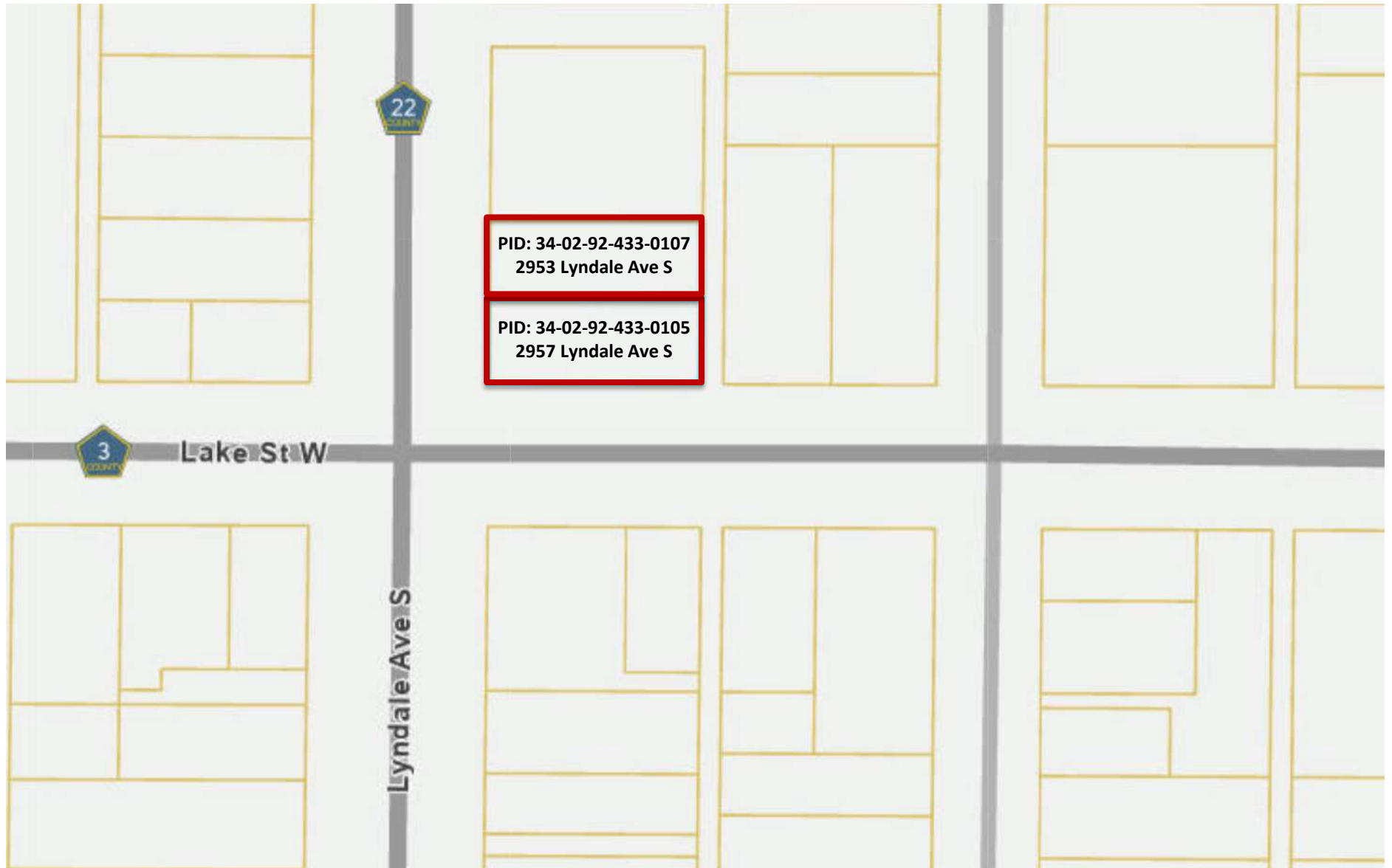


REGIONAL MAP





PARCEL MAP



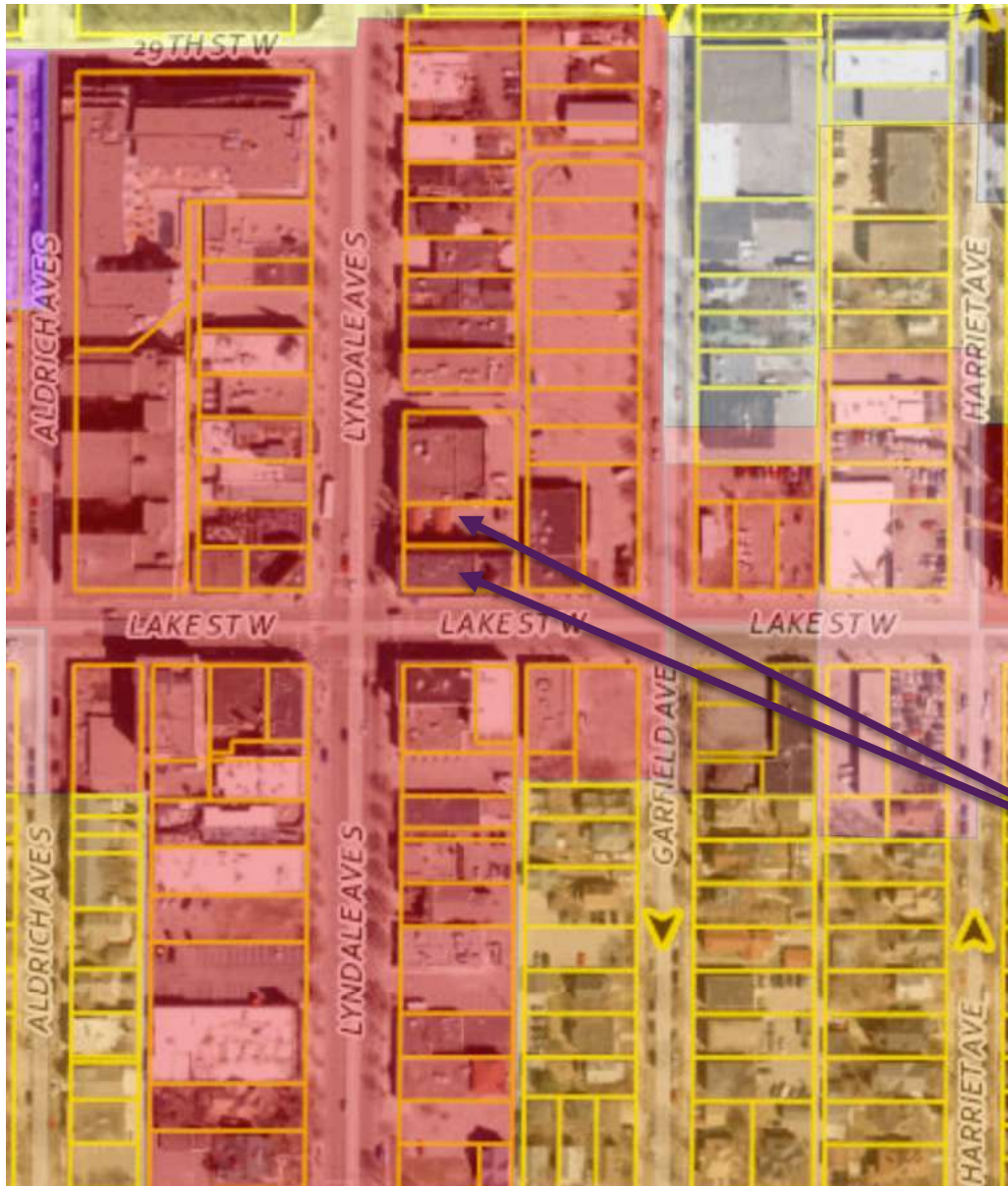


AERIAL MAP





ZONING MAP



Primary Zoning

- | | | | |
|--|------------|--|-----|
| | B4-1 | | I2 |
| | B4-2 | | I3 |
| | B4C-1 | | OR1 |
| | B4C-2 | | OR2 |
| | B4N | | OR3 |
| | B4S-1 | | R1 |
| | B4S-2 | | R1A |
| | C1 | | R2 |
| | C2 | | R2B |
| | C3A | | R3 |
| | C3S | | R4 |
| | C4 | | R5 |
| | I1 | | R6 |



PROPERTY IMAGES

PROPERTY





PROPERTY IMAGES

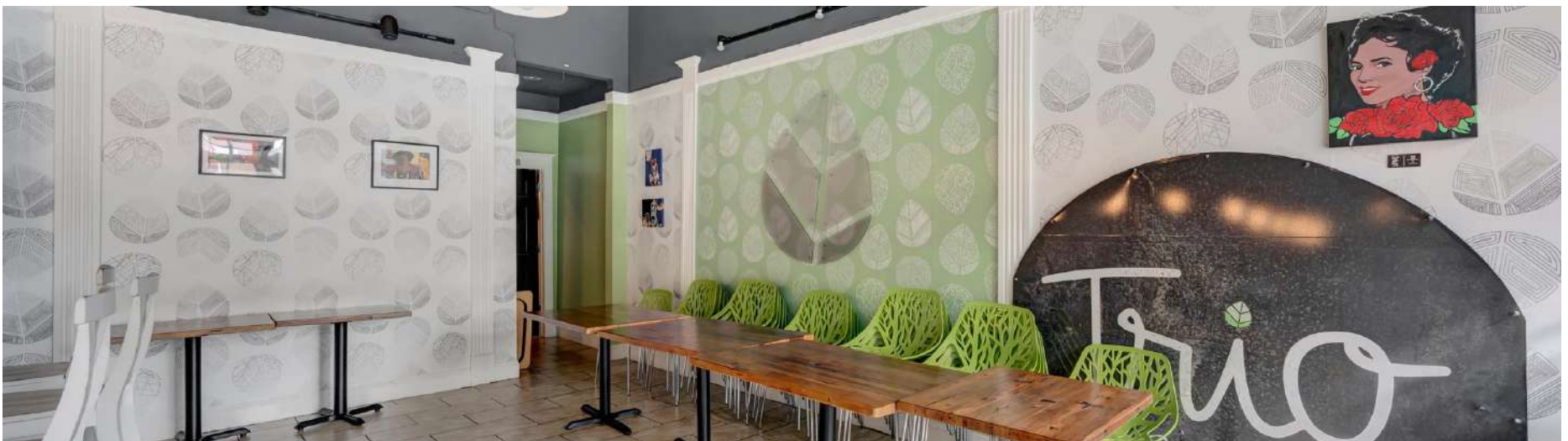
PKMA RESTAURANT





PROPERTY IMAGES

TRIO RESTAURANT





PROPERTY IMAGES

THE LASHERIE & THE SUITESPOT SALONSPA





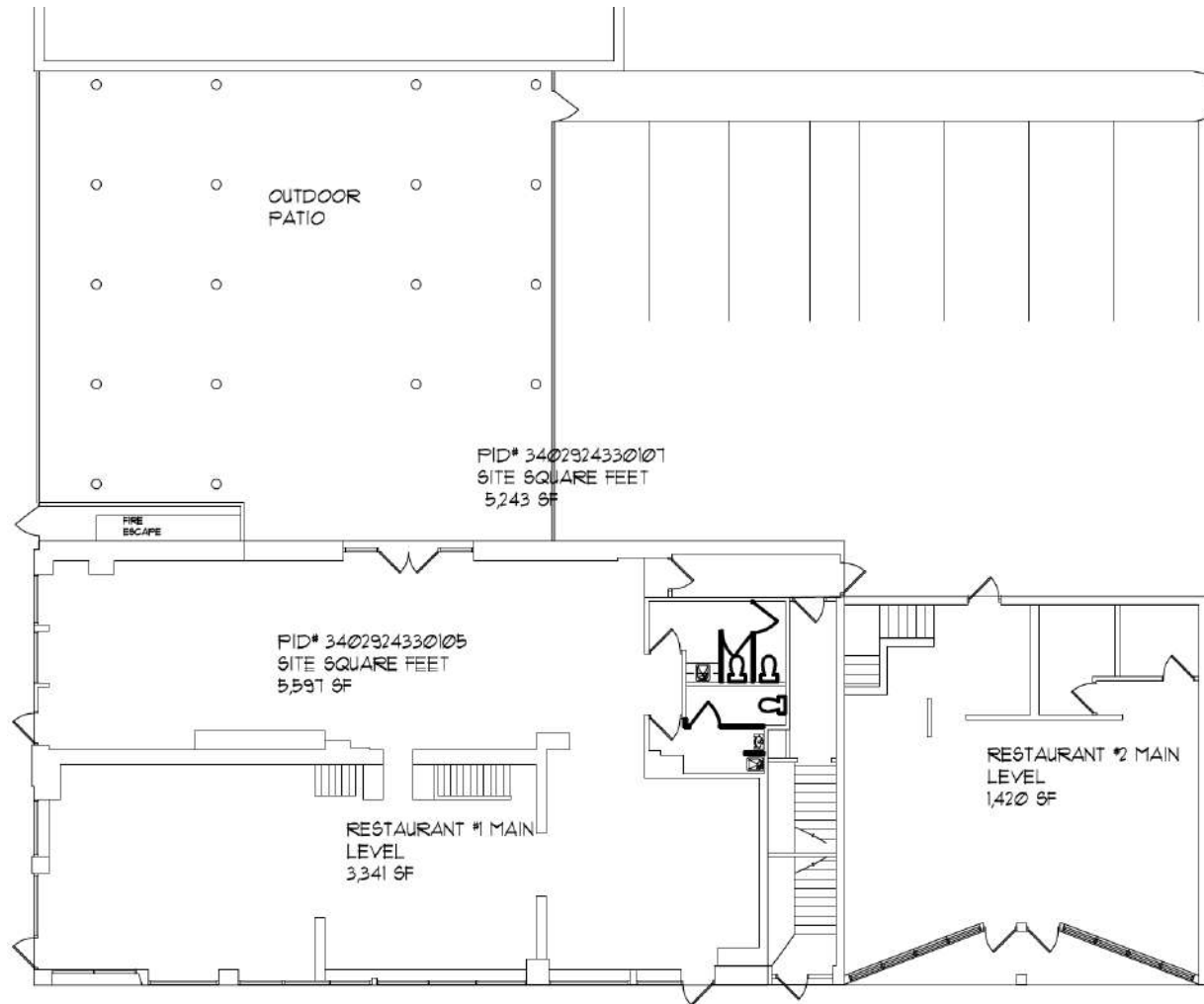
PROPERTY IMAGES

APARTMENTS





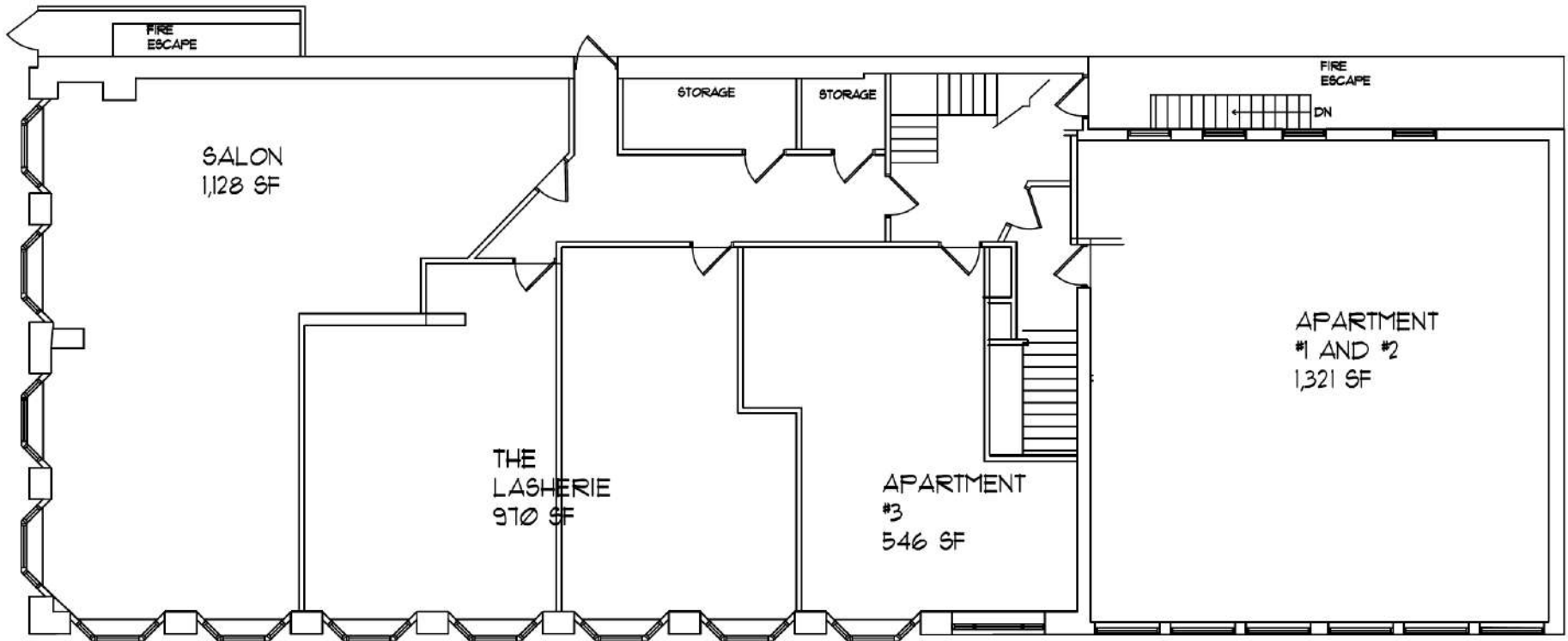
FIRST FLOOR PLAN



FIRST FLOOR
TOTAL GROSS
5,029 SQUARE FEET



SECOND FLOOR PLAN

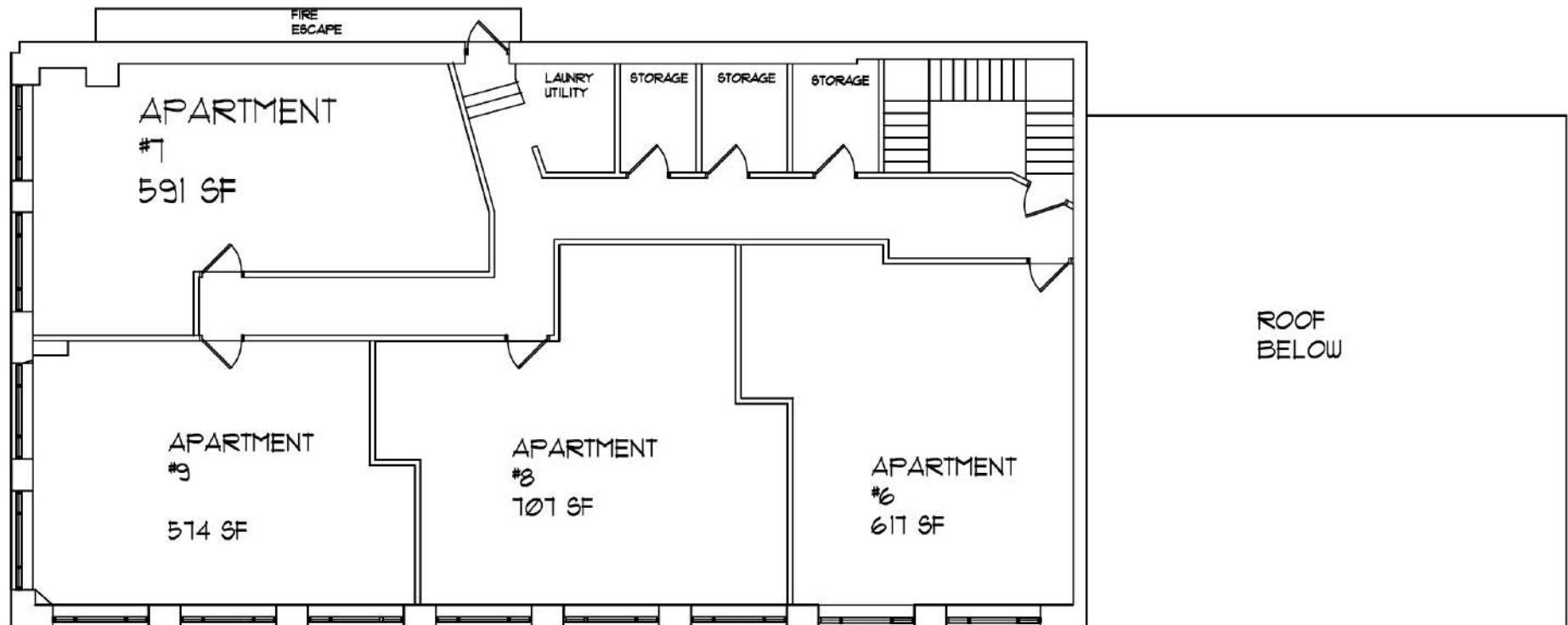


SECOND FLOOR

TOTAL GROSS
5,037 SQUARE FEET



THIRD FLOOR PLAN

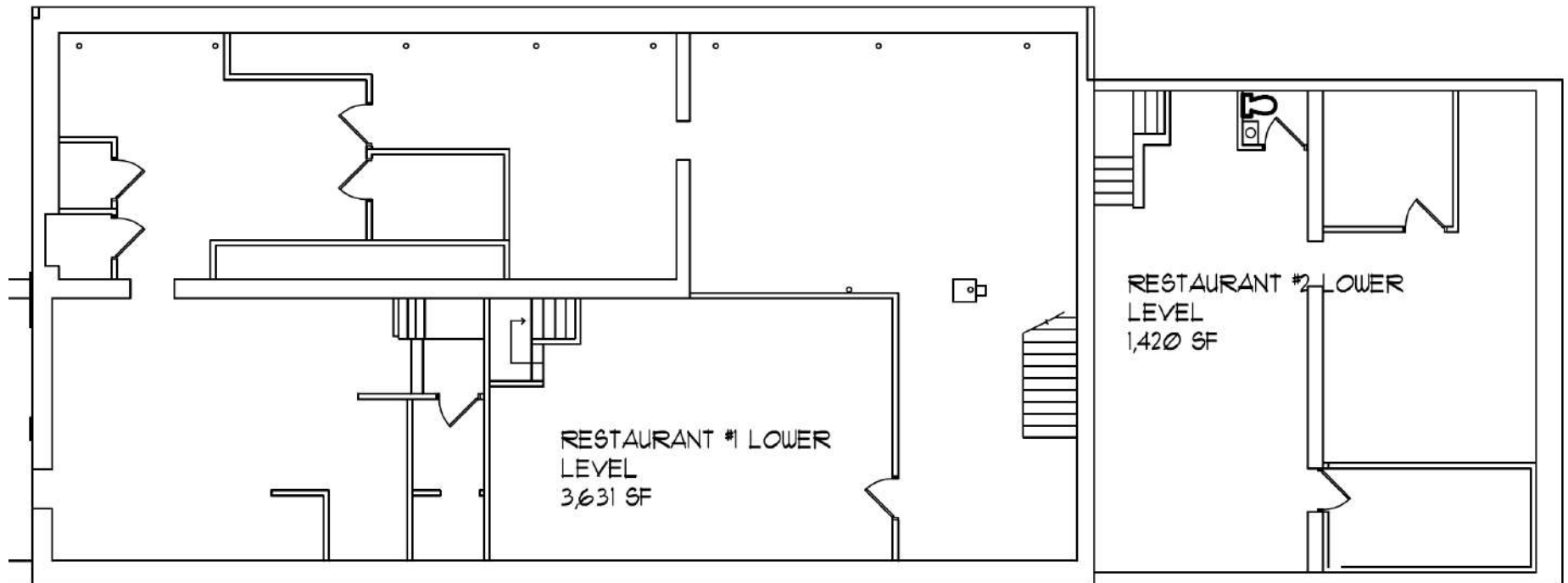


THIRD FLOOR

TOTAL GROSS
3,614 SQUARE FEET



LOWER LEVEL PLAN



LOWER LEVEL

TOTAL GROSS
5,029 SQUARE
FEET



FINANCIAL OVERVIEW

2953 & 2957 Lyndale Avenue South	\$3,550,000.00
Gross SF	18,703
Price/Gross Square Feet	\$184.46
2022 NOI	\$190,811.00
Cap Rate	5.5%



TENANT PROFILES



Trade Name: Trio Restaurant

Number of Locations: 1

Website: www.trioplant-based.com

Description:

Trio is all about love. We serve every dish with our soul and love. Here at Trio, we serve only vegan soul food. From our For Your Soul Bowl to our Mac Attack burger, there is something for everyone to enjoy.

TRIO PLANT-BASED

Trade Name: PKMA Restaurant/Lounge

Number of Locations:

TENANT PROFILES



Trade Name: Suitespot Salonspa

Number of Locations: 1

Website: www.suitespotsalonspa.com.

Description:

The Suitespot Salonspa embraces diversity and recognizes beauty is not one size fits all. We are a space that welcomes authentic experiences. We are committed to being 'beauty disrupters.' We are committed to restoring the 'fountain of you'. We strive to fill your cup. Elevate, Embrace and Empower. All are welcome. All are beautiful.



Trade Name: The Lasherie

Number of Locations: 1

Website: www.thelasherie.com

Description:

Come visit The Lasherie, where we offer affordable eyelash extensions with the best skill you will find! I promise you will LOVE your lashes.





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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE CHRISTIANSON & COMPANY ADVISOR FOR MORE DETAILS.

FOR ADDITIONAL INFORMATION
PLEASE CONTACT:

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