

ASSEMBLY

Development ■ Brokerage ■ Consulting

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

FOR SALE | FOR LEASE



2724-2728 Lyndale Ave S

SALE PRICE: \$1,800,000

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.

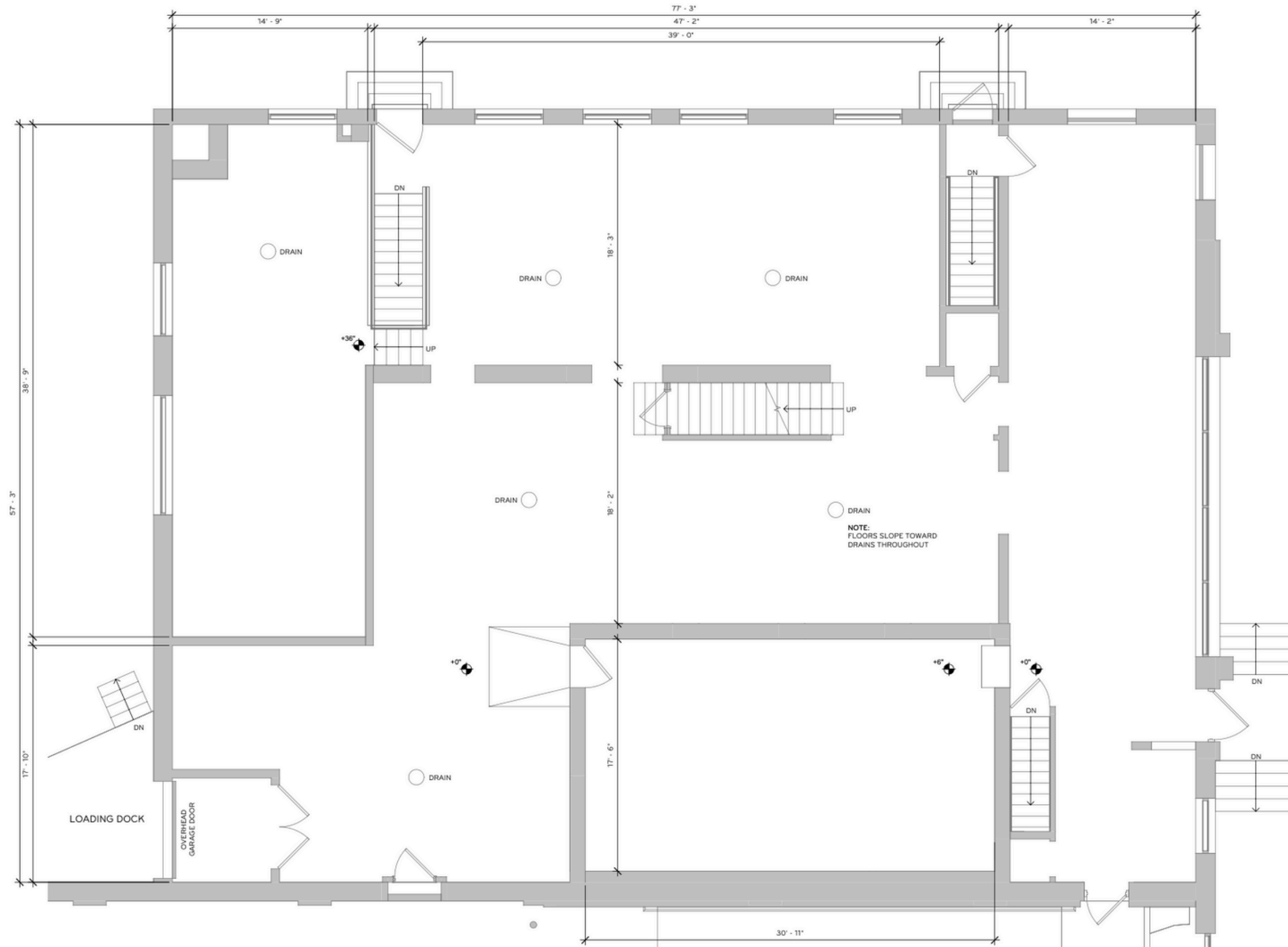
- Highly visible location.
- Just two blocks from the Midtown Greenway.
- Trendy neighborhood with restaurants, retail, shopping and more.
- Great opportunity to invest in a dynamic area.



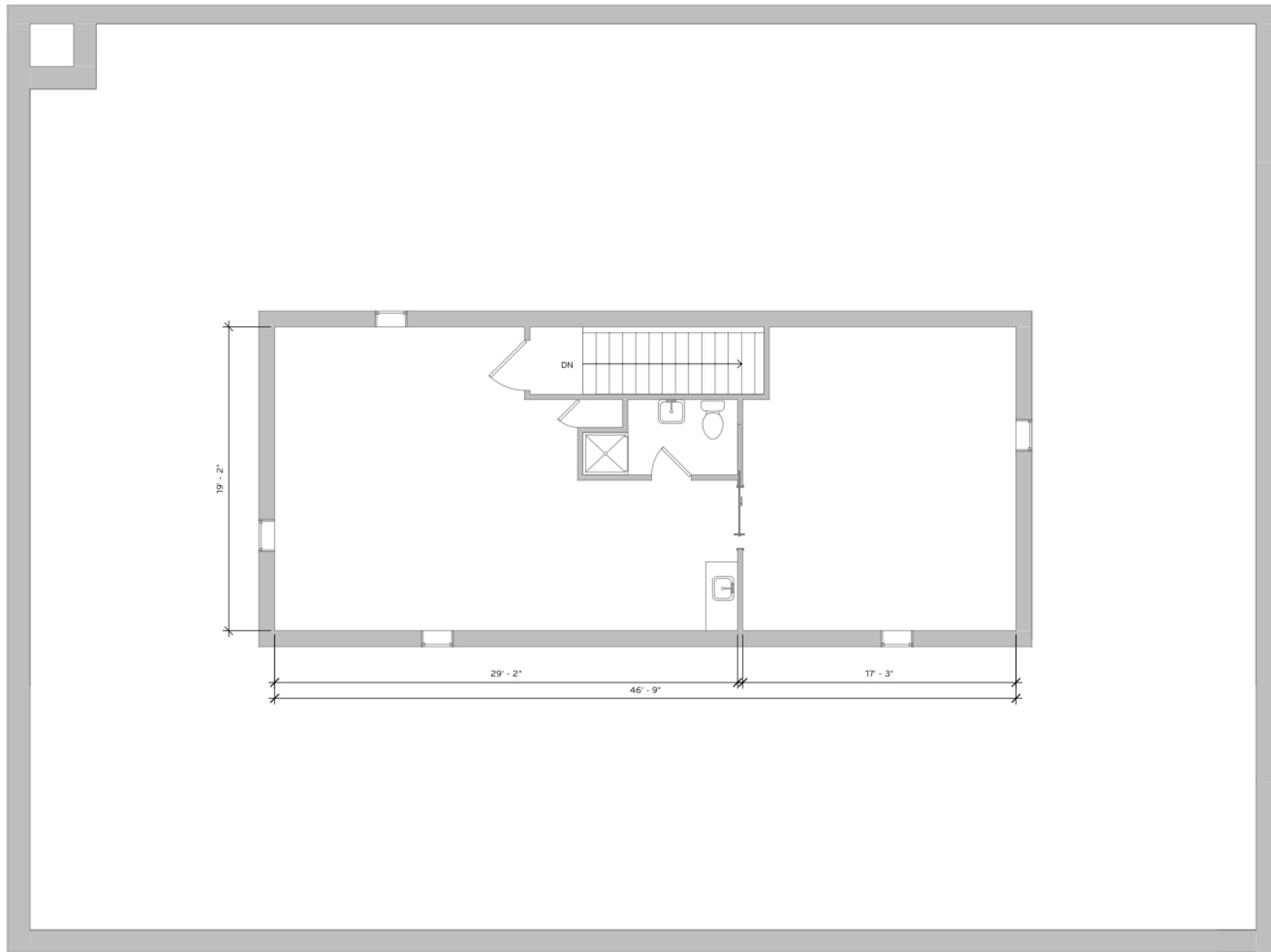




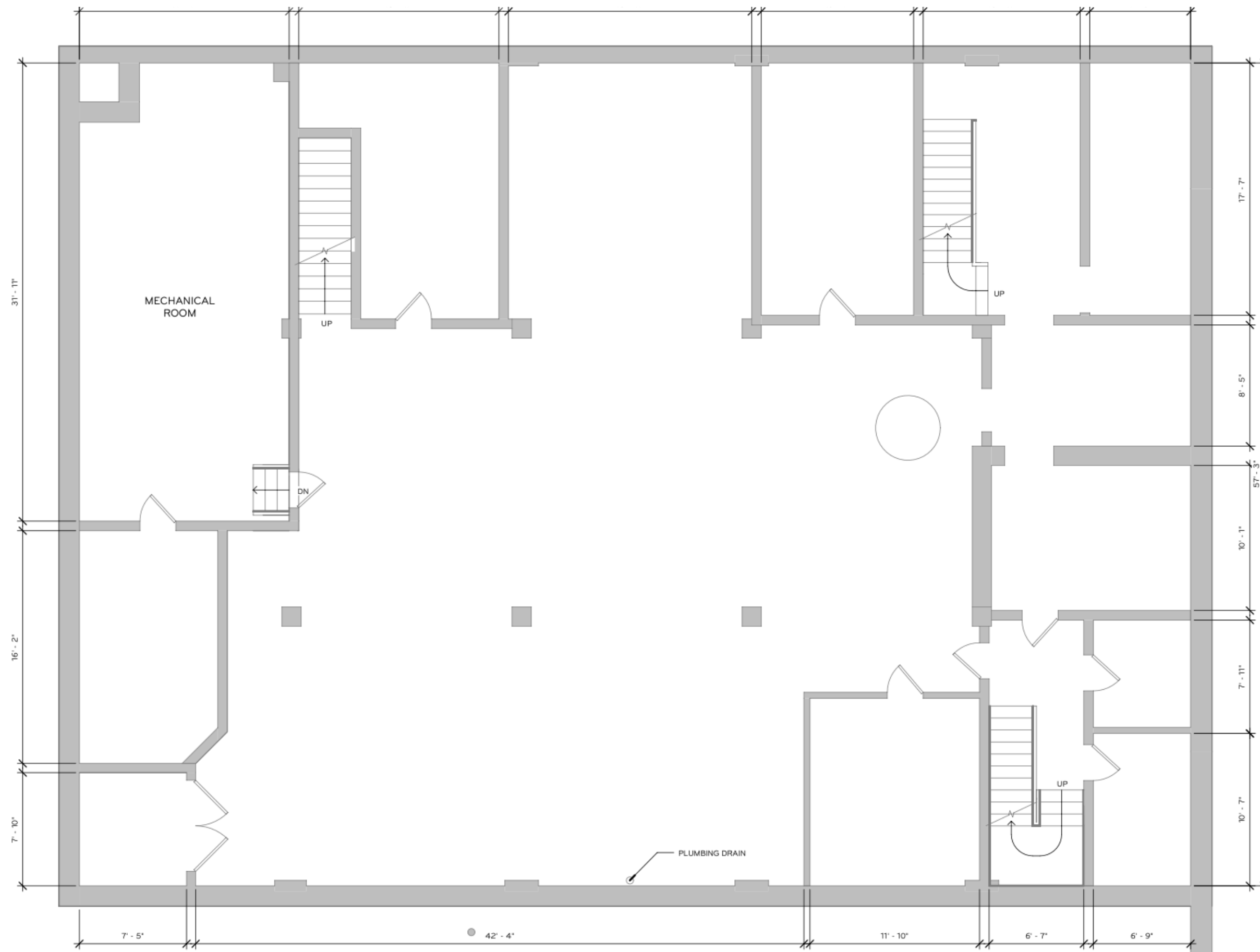




2724 Main Level Floor Plan

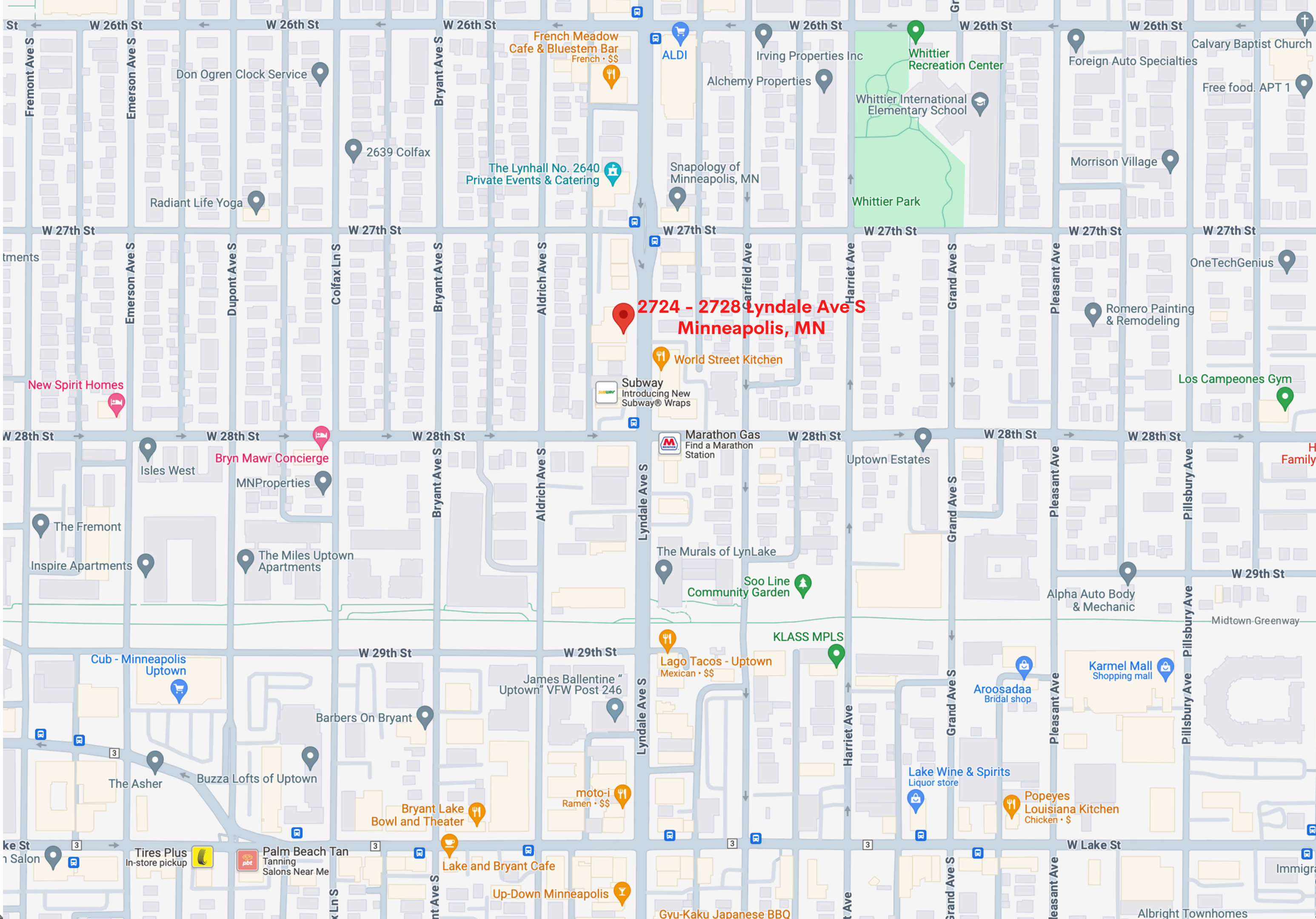


2724 Upper Level Floor Plan



2724 Lower Level Floor Plan

Lowry Hill East/Uptown



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