

# Available

For Sale or Lease

13,569 Square Foot  
Office/Retail Space

2937 Lyndale Avenue South  
Minneapolis, MN

## Property Highlights:

- Great Lyn-Lake location
- Newly renovated
- Well maintained
- City parking
- Great exposure
- Available immediately



## Exclusively Marketed by:

### **Bruce Bahneman**

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### **The C. Chase Company**

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**The C. Chase Company**  
**CORFAC INTERNATIONAL**

**FOR SALE OR LEASE**  
**Minneapolis Office/Retail Building**

**Address:** 2937 Lyndale Avenue South  
Minneapolis, MN 55408

**PID Number:** 34-029-24-33-0111

**Building Size:** 13,569 SF

**Lot Size:** 40' x 119'

**Parking:** City parking lot adjacent to property

**Taxes (2008):** \$63,513.46

**Zoning:** Commercial

**Available Space For Lease:** 7,446 SF

**Lease Rates:** \$20.00 - \$30.00 Net

**Sale Price:** \$2,750,000.00

**Remarks:**

- Exceptional remodel completed in 2002
- Great Uptown Lyn-Lake location
- Lots of parking
- High traffic counts
- Great exposure
- Large open restaurant/bar
- Available immediately

For further information, contact:

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**Hennepin County Oblique Aerials**  
Images courtesy of: Microsoft® Virtual Earth™ 2008  
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