



FOR SALE

4336 Lyndale Ave N | Minneapolis, MN

- Approx 8,935 SF Total
- Single Tenant Investment Opportunity
- Tenant: Hennepin County
- NOI: \$77,440
- Leased through August 2029 with 5 year option
- All showings must be scheduled through the listing broker
- **Price: \$1,030,000**
- CAM/Tax: Approx \$11.00 PSF



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Broker
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4336 Lyndale Avenue North

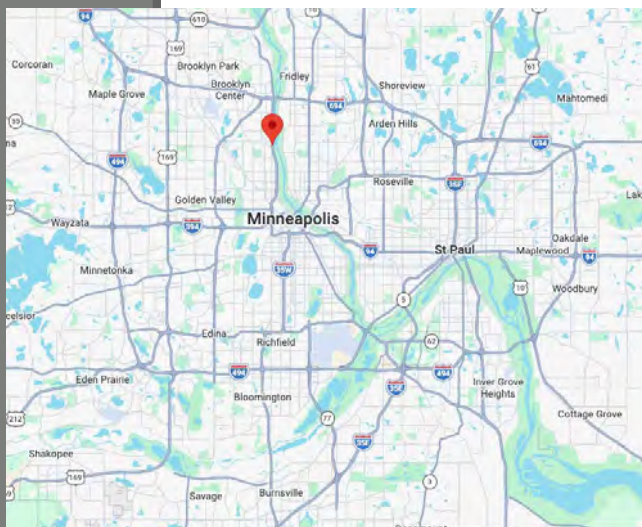
Minneapolis, Minnesota 55412

Property Feature	Details
Tenant	Hennepin County's Department of Community Corrections and Rehabilitation (DOCCR); home to Probation Center North since 2009.
Lease Structure	Tenant is responsible for triple-net (NNN) expense reimbursements.
Lease Documents	Lease and amendments available upon execution of a nondisclosure agreement (NDA).
Building Layout	Single-story office building with private offices and shared work areas.
Meeting & Training	Conference rooms and dedicated space for group instruction.
Reception	Defined reception and waiting areas.
Staff Amenities	Break area, storage, and copy/work spaces.
Location	Lyndale Avenue frontage near Interstate 94.
Transit	Located on a major bus line.
Year Built / Remodel	Built in 1947; extensively remodeled in 2009.
Tenant Improvements	Hennepin County recently invested \$400,000 in remodeling.
Roof	Thermoplastic polyolefin (TPO) roofing system with pre-finished metal flashing. Rear quarter replaced in 2021. Remaining roof has approximately eight years of estimated useful life.
HVAC	All HVAC equipment replaced in 2019.
Lot Size	0.69 acres.
Zoning	I-2 Medium Industrial.
Parking	51 striped surface parking spaces adjacent to the building.
Parcel IDs	03-029-24-22-0030 and 03-029-24-22-0004.
Showing Instructions	All showings must be scheduled through the listing broker. Secured facility; no public access. Do not visit the property without a confirmed appointment.



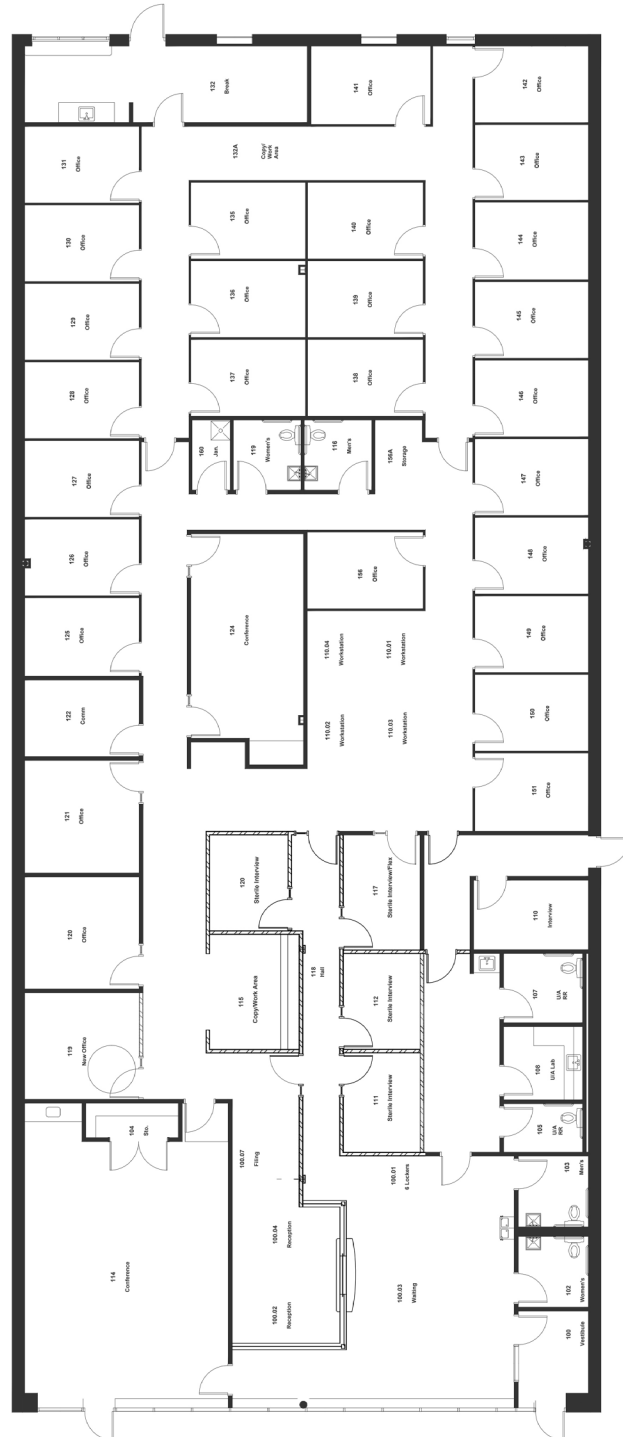
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PROPERTY **PHOTOS**

Website: [4336 Lyndale Ave N, Minneapolis](http://4336LyndaleAveN.Minneapolis)



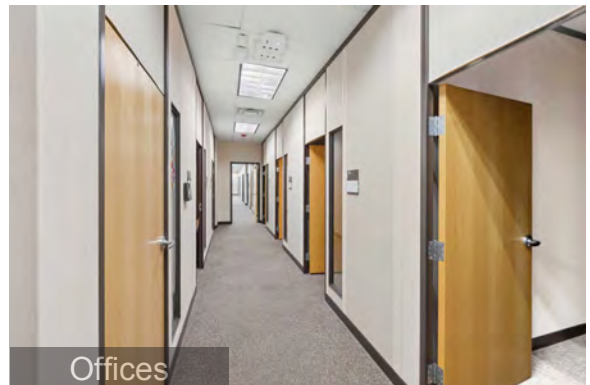
Front



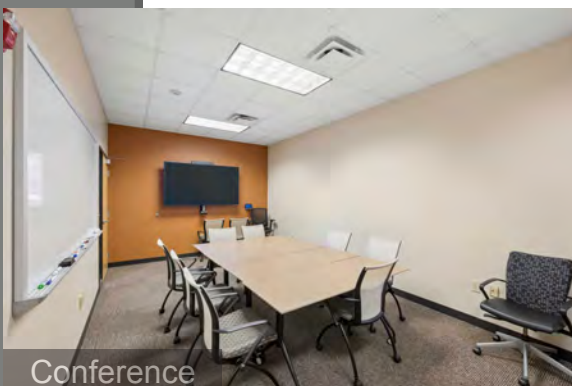
Parking



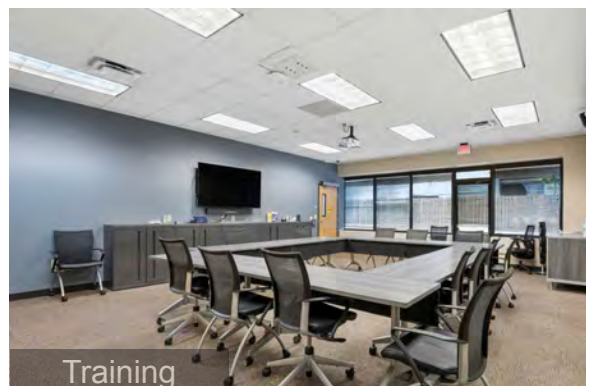
Waiting



Offices



Conference



Training