

INDUSTRIAL FLEX BUILDING FOR SALE OR REDEVELOPMENT

HONDA TOWN RETAIL / INDUSTRIAL BUILDING ON HIGH TRAFFIC STREET

4215 E. Lake Street, Minneapolis, MN 55406



VIDEO

PROPERTY DESCRIPTION

Discover a prime investment opportunity in the heart of Minneapolis with this impressive 10,464 SF office building, built in 1950 and zoned CM2. Offering a highly desirable location in the vibrant city, this property presents a unique opportunity for retail, light industrial-Flex building investors or developers.

PROPERTY HIGHLIGHTS

- Longstanding owner that is ready to sell as they are closing down their business
- Variety of possible uses with CM2 Zoning along this Lake Street Corridor
- 2 Dock & 1 Drive-In Doors and ample outdoor parking
- Large Showroom and Parts space in front of building, along with ample warehouse space in rear

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	0.40 Acres
Building Size:	10,464 SF
2026 Real Estate Taxes:	\$ 36,553
Clear Height maximum:	14 feet
Zoning:	CM2 (See permitted uses on listing website)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,381	84,209	221,246
Total Population	15,985	205,979	487,772
Average HH Income	\$127,628	\$104,059	\$111,936

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CHAD HEER

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800 N Washington Ave
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Sale Price

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PROPERTY INFORMATION

Property Type	Retail-Showroom Industrial-Flex
Property Subtype	Warehouse/Distribution
Zoning	CM2
Lot Size	0.40 Acres
APN #	0602823110025
Lot Depth & Dimensions	1,330 ft 129' X 135'
Parking Stalls	10+ available in front parking lot
Lot Description	Corner Lot facing Lake Street City alley easement on east side of building / North-South
Traffic Counts (Lake Street - both directions)	10,177 Vehicles Per Day

LOCATION INFORMATION

Building Name	HondaTown Retail / Industrial- Flex Building for Sale or Redevelopment
Street Address	4215 E. Lake Street
City, State, Zip	Minneapolis, MN 55406
County	Hennepin

BUILDING INFORMATION

Building Size	10,464 SF
Year Built	1950
Cap Rate	0.0
Tenancy	Single (Owner-User)
Number of Grade Level Doors	1
Number of Dock High Doors	2
Power	3-Phase
HVAC	Gas powered heat & Window Air Conditioning
Roof	Rubber Membrane (20 years)

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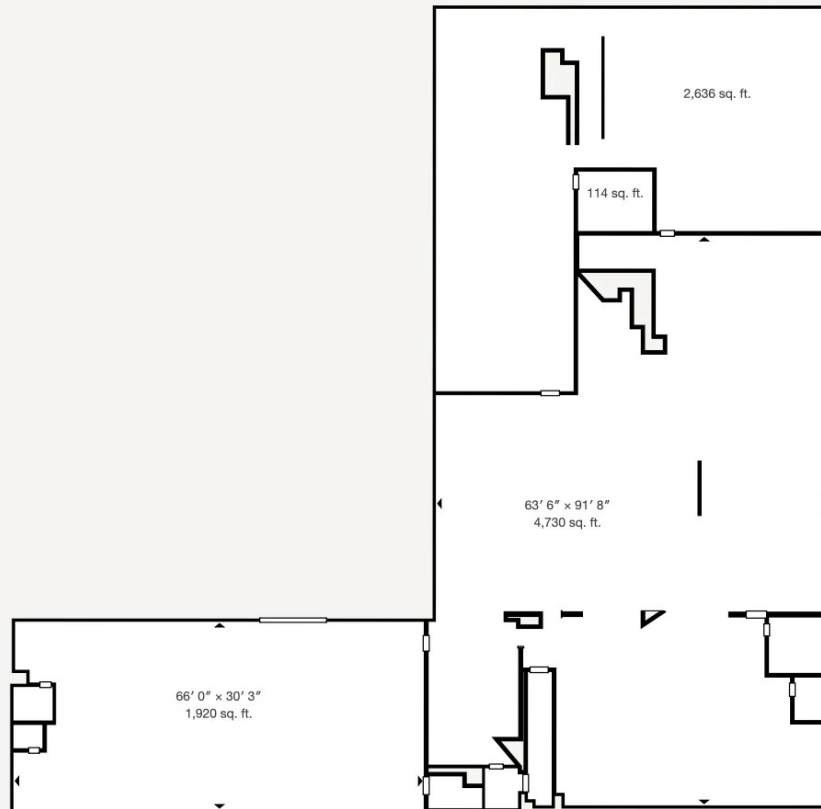
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Matterport Property Report:

4215 E Lake Street, Minneapolis, MN

Gross Floor Area - Full Property 10,425 sq. ft. | **Floor 1** 10,425 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport



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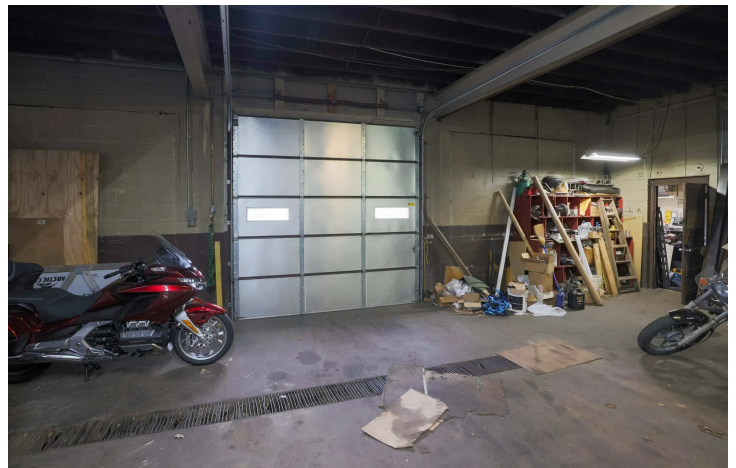
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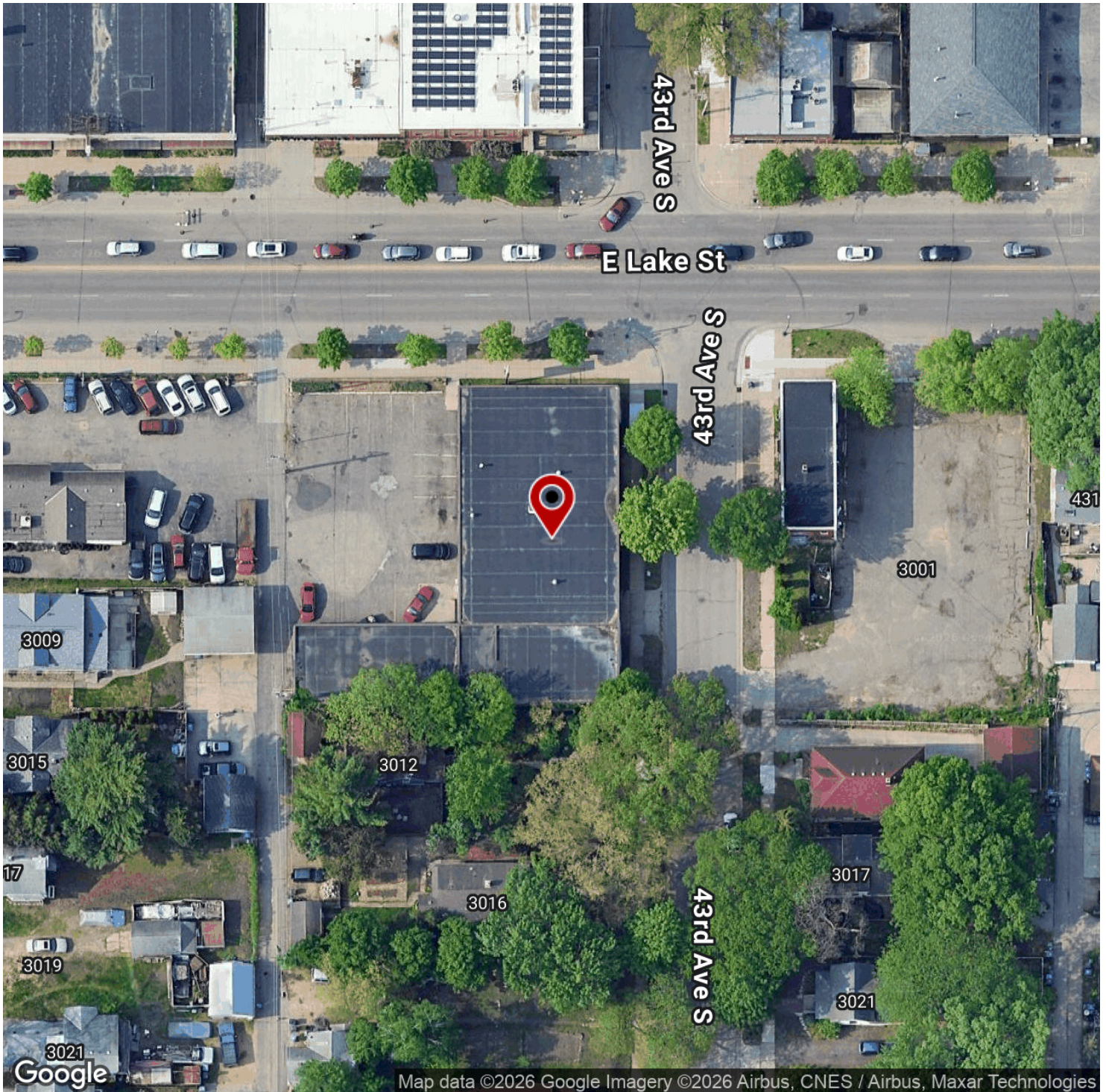
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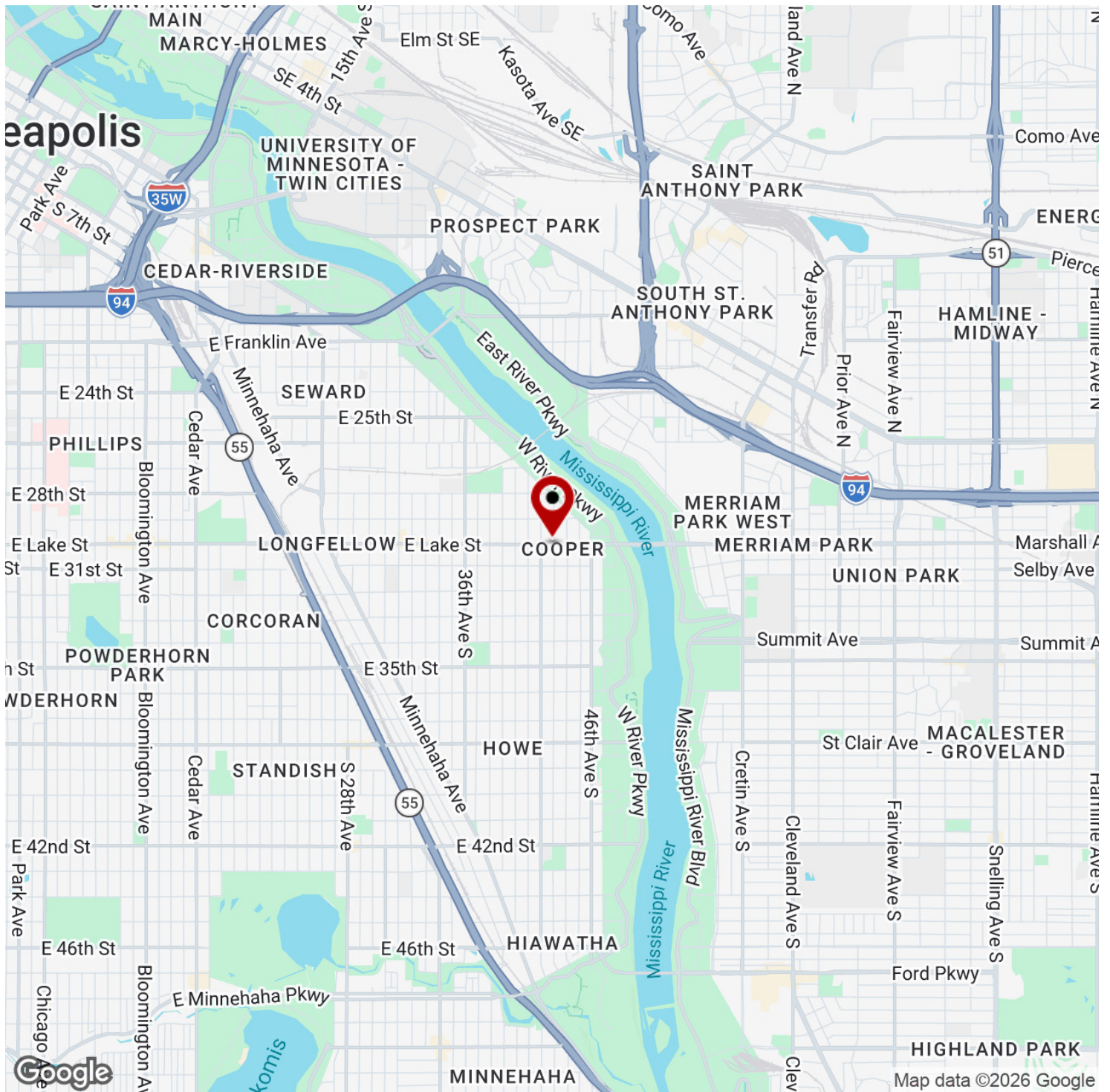
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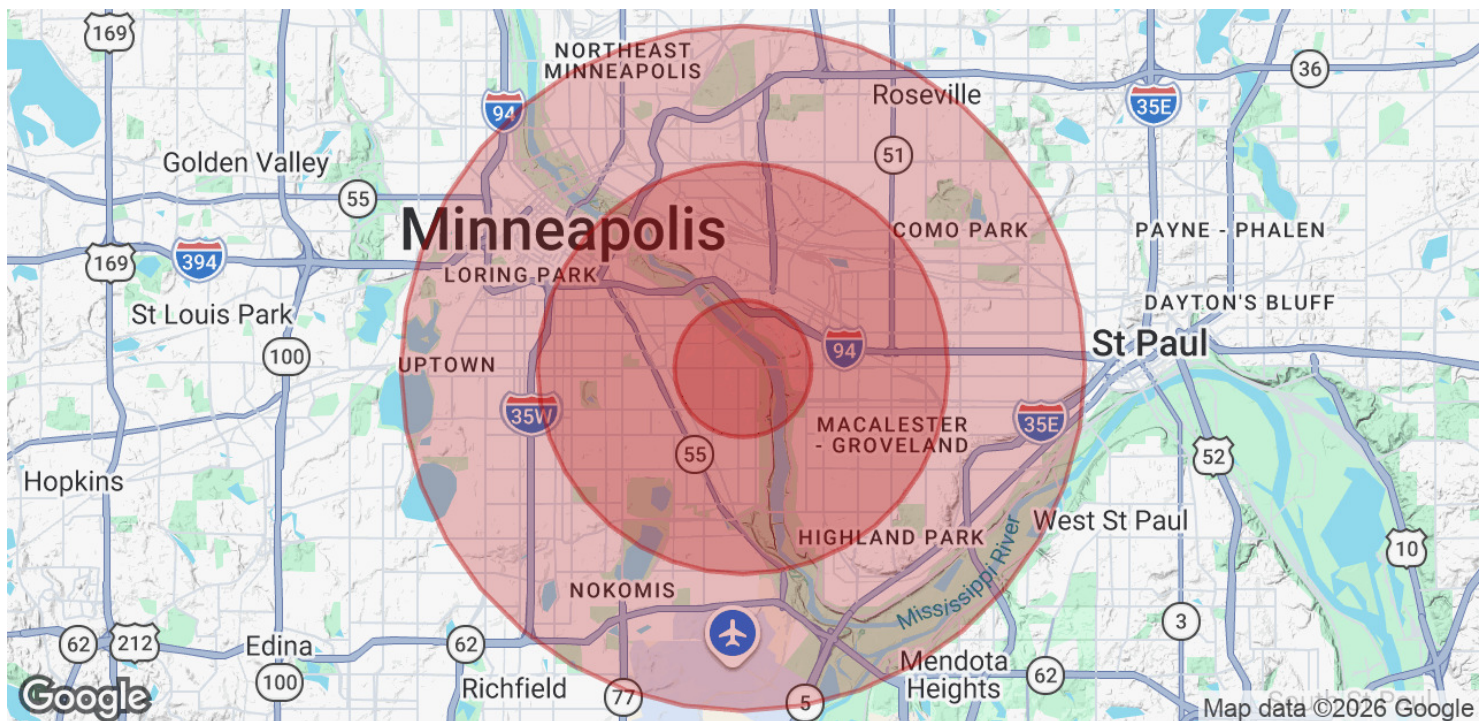
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,985	205,979	487,772
Average Age	41.1	34.4	35.6
Average Age (Male)	40.8	34.5	35.8
Average Age (Female)	41.3	34.1	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,381	84,209	221,246
# of Persons per HH	2.2	2.4	2.2
Average HH Income	\$127,628	\$104,059	\$111,936
Average House Value	\$393,167	\$381,101	\$390,195

2023 American Community Survey (ACS)

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