

Property Full Display, Commercial/Mixed Use, MLS #: **3856467****2225 Lyndale Ave S, Minneapolis, MN 55405**Status: **Active** List Price: **\$849,000**Original List Price: **\$849,000**Image 1 of 10 [Slideshow](#) · [Open All](#)

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Map Page: 106 Map Coord: C3

Directions:

Franklin Ave W To Lyndale Ave S, South To 2225 Lyndale Ave S.

(Click icon for Virtual Earth Map)

[Supplements are available for this property.](#) [WEBForms](#) [Book A Showing](#) [Add to Watched Items](#)

MLS Area: **300 - MPLS - Calhoun-Isles**
 Style: **Apartments and Retail**
 Current Use: **Commercial, Other, Residential**
 Const Status: **Previously Owned**
 Total Units: **3**
 Foundation Size: **1,780**
 Building FinSqFt: **6,300**
 Year Built: **1909**
 Acres:
 Lot Dimensions: **44x118.6**

TAX INFORMATION

Property ID: **[3402924220197](#)**
 Tax Year: **2009**
 Tax Amt: **\$13,225**
 Assess Bal: **\$**
 Tax w/assess: **\$13,225**
 Assess Pend: **No**
 Homestead: **No**

List Date: **11/16/2009** Received By MLS: **11/16/2009** Days On Market: **2** [CDOM](#) [History](#)**General Property Information**

Legal Description: **Badger & Penneys 2nd Addn To Mpls Lots 28 And 29 Block 002**
 County: **Hennepin**
 School District: **1 - Minneapolis**
 Complex/Dev/Sub:
 Lot Description: **City Bus (w/in 6 blks), Tree Coverage - Medium**
 Road Frontage: **City**
 Zoning: **Business/Commercial** Owner Occupied: **N**
 Accessibility: **None**

RemarksAgent Remarks: **Easy to show store during retail hours - see supplement for times. Apartments required 24 hour notice. Owner uses 1st floor, basement and garage for antiques.**Public Remarks: **Solid 2.5-sty bldg w/4 fin'd flrs. Currently "Lyndale House Antiques". 24 yr own/occ. Spacious contemp 3rd flr 2Br w/skylites,deck,laundry. 2nd flr 3Br w/tons of charm & character. Incredible spaces w/front porch & side patio. 6300 sf. Tons of potential.****Structure Information**

Heat: **Forced Air, Hot Water** Exterior: **Brick/Stone**
 Fuel: **Natural Gas** Fencing: **Other**
 Air Cond: **Window** Roof: **Age Over 8 Years, Pitched**
 Garage: **2** Water: **City Water - Connected**
 Oth Prkg: **0** Sewer: **City Sewer - Connected**
 Parking Char: **Detached Garage, Uncovered/Open**
 Utilities: **Heating Separate, Hot Water Common**
 Miscellaneous:
 Sale Includes: **Building, Land**
 Appliances: **Cooktop, Dryer, Range, Refrigerator, Washer**
 No. of Ranges: **Three**
 No. of Refrig: **Three**
 Basement: **Daylight/Lookout Windows, Finished (Livable), Full**
 Pool:
 Amenities-Shared: **Patio, Porch**
 Amenities-Unit: **Deck, Hardwood Floors, Natural Woodwork, Patio, Porch, Skylight, Tiled Floors, Washer/Dryer Hookup**

Units

No. of Efficiencies:	No. of 1 Room Units:	No. of 5 Room Units:
No. of 1 Bedroom Units:	No. of 2 Room Units:	No. of 6 Room Units:
No. of 2 Bedroom Units: 1	No. of 3 Room Units:	No. of 7 Room Units:
No. of 3 Bedroom Units: 1	No. of 4 Room Units:	Total Units: 3

Financial

Cooperating Broker Compensation

Buyer Broker Comp: **2.5000 %** Sub-Agent Comp: **0 %** Facilitator Comp: **0 %**
 Variable Rate: **N** List Type: **Exclusive Right To Sell**

Existing Mortgage Information

Existing Mortgage Amt: Secondary Financing:
 Principal/Interest: Loan Origination Date:
 Interest Rate:

Financial Remarks:

Sellers Terms: **Cash, Conventional**
 Existing Financing:
 In Foreclosure?: **No**
 Lender Owned?: **No**
 Potential Short Sale?: **No**
 Owner is an Agent?: **No**

Expenses

Owner Expense: **Fuel, Insurance, Lawn, Maintenance/Repair, Snow, Taxes, Trash, Water/Sewer**
 Tenant Expense: **Electric**

Annual Electric Expense:	\$2,676	Annual Repair Expense:	
Annual Fuel Expense:	\$3,312	Annual Trash Expense:	
Annual Insurance Expense:	\$1,150	Annual Water/Sewer Expense:	\$1,520
Annual Maintenance Expense:		Annual Caretaker Expense:	\$
Annual Gross Expense:	\$21,883		
Total Annual Expenses:	\$21,883		

Income

Annual Gross Income:	\$70,140		
Annual Net Income:	\$48,257		
Monthly Rent, 1 Room Units:	\$1,395	Annual Rent, 1 Room Units:	\$16,740
Monthly Rent, 2 Room Units:	\$1,450	Annual Rent, 2 Room Units:	\$17,400
Monthly Rent, 3 Room Units:	\$3,000	Annual Rent, 3 Room Units:	\$36,000
Monthly Rent, 4 Room Units:		Annual Rent, 4 Room Units:	
Monthly Rent, 5 Room Units:		Annual Rent, 5 Room Units:	
Monthly Rent, 6 Room Units:		Annual Rent, 6 Room Units:	
Monthly Rent, 7 Room Units:		Annual Rent, 7 Room Units:	
Monthly Misc. Income:		Annual Misc. Income:	

Contact Information

Listing Agent: [Guy F McDonald III 612-925-8433](#)
 Listing Office: [Coldwell Banker Burnet](#)

Appointments: **612-920-4949**
 Office Phone: **612-920-5605**

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