

SPECIAL PURPOSE FOR SALE

MAJESTIC CATHEDRAL ARCHITECTURE CHURCH & SCHOOL

2519 Lyndale Avenue N. , Minneapolis, MN 55411



OFFERING SUMMARY

SALE PRICE:	Negotiable
LOT SIZE:	1.59 Acres
BUILDING SIZE:	34,299 SF
RENOVATED:	2015
ZONING:	Business/Commercial
MARKET:	North Minneapolis
SUBMARKET:	Hawthorne
PRICE / SF:	-

PROPERTY OVERVIEW

Majestic Church with Old Cathedral Architecture & School

PROPERTY HIGHLIGHTS

- Beautiful Sanctuary with seating for 400+; separate loft with Cathedral Ceilings
- Multiple Classrooms for babies to adult fellowship
- Large Commercial Kitchen with cafeteria
- 3 Bedroom Apartment-Properly Permitted
- 2-car Garage, includes all 7 parcels on Lyndale N. 26th to 25th.
- Outdoor Playground
- Classrooms with natural light
- Administrative offices

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

DALE SEVERSON
Director Commercial Real Estate Solutions CREST
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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7 adjoining parcels from 25th to 26th Street



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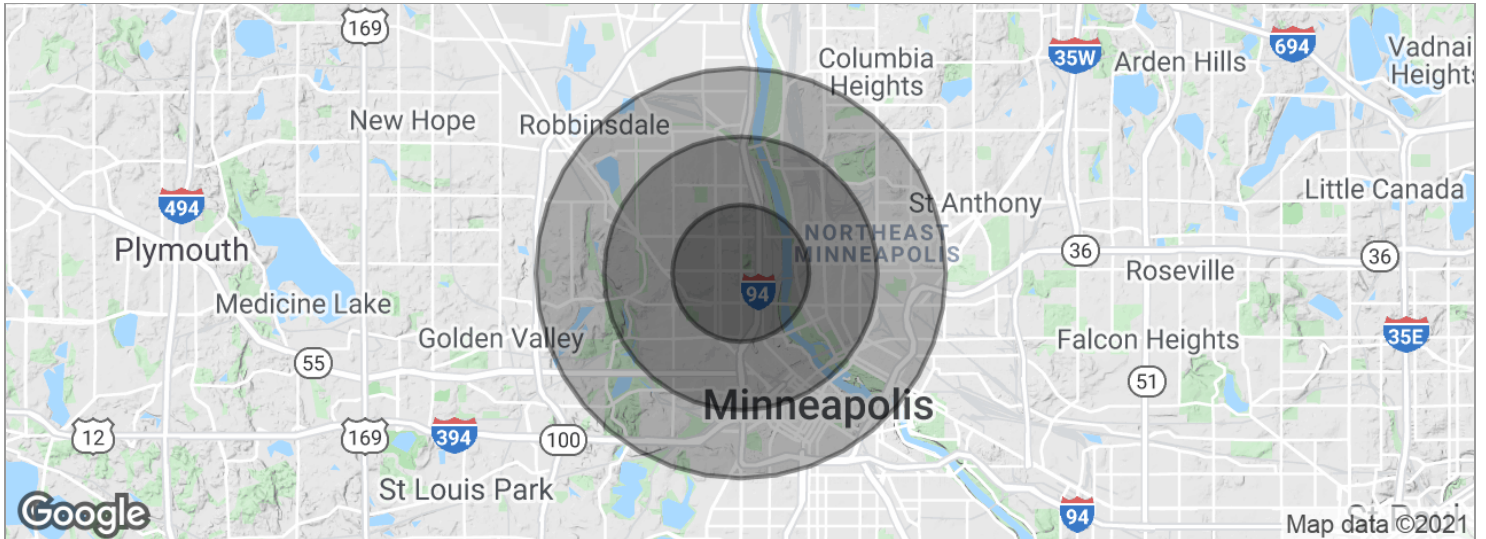
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	17,994	73,738	160,613
Median age	26.4	28.9	32.3
Median age (male)	26.4	27.8	32.1
Median age (Female)	27.2	30.3	32.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,034	27,625	72,445
# of persons per HH	3.0	2.7	2.2
Average HH income	\$37,899	\$48,976	\$59,213
Average house value	\$182,692	\$197,188	\$230,988

* Demographic data derived from 2010 US Census

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