



PSYCHO SUZI'S

1900 & 1924 Marshall Street NE
Minneapolis, MN 55418
For Sale or Lease

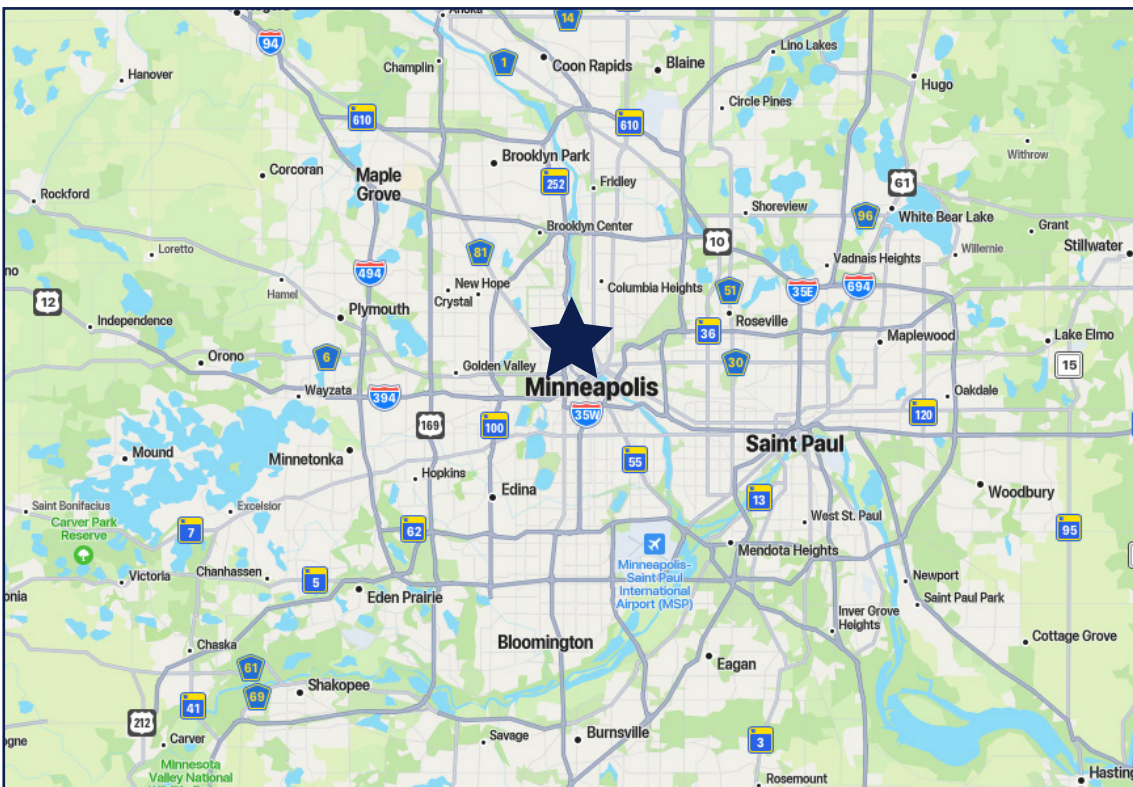
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& People Unite!*

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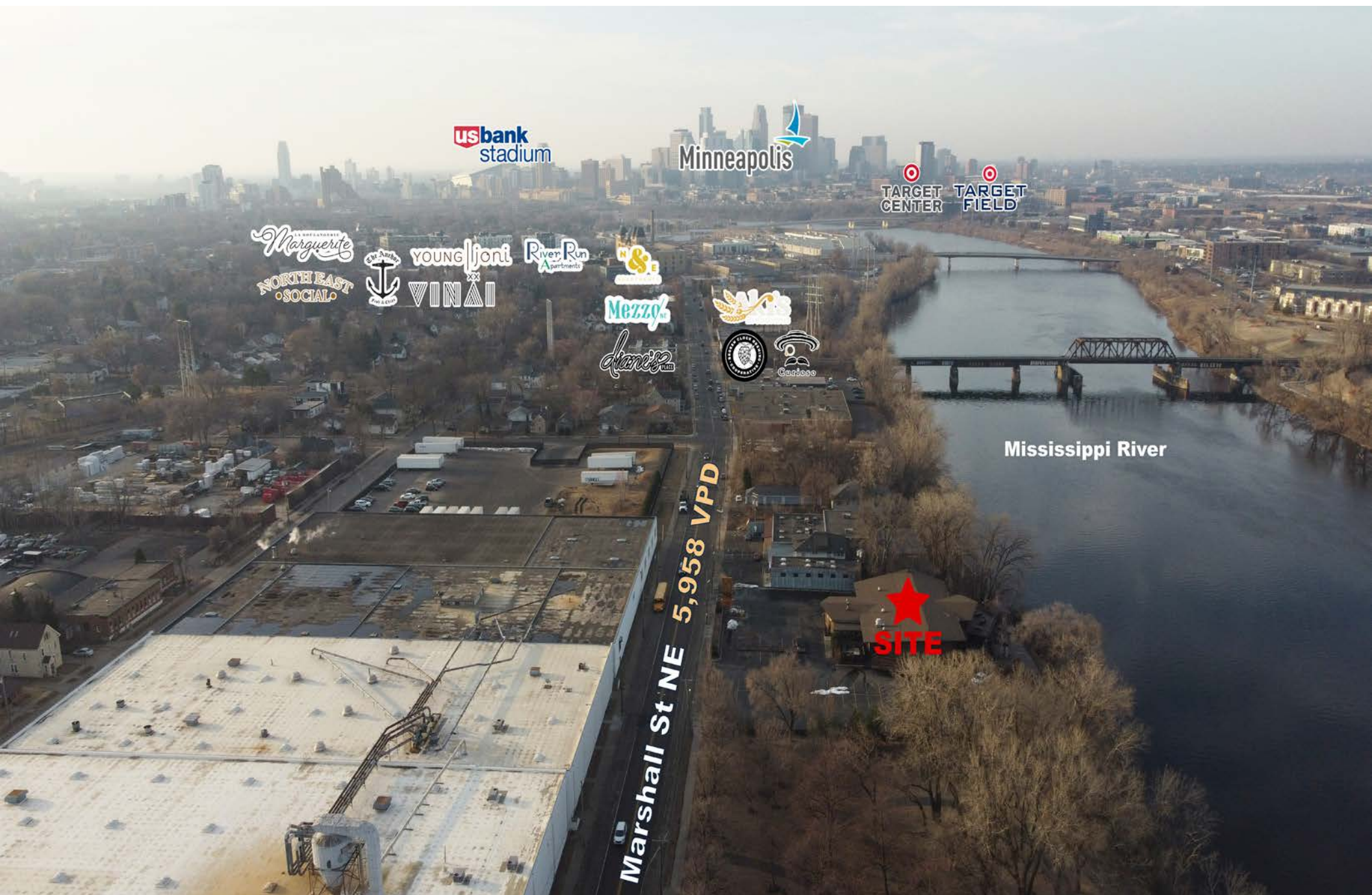
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|-----------------|--------------------------------|
| ADDRESS | 1900 & 1924 Marshall Street NE |
| CITY, STATE | Minneapolis, MN |
| SPACE AVAILABLE | 7,000 SF - 15,320 SF |
| LOT SIZE | 1.44 Acres |
| SALE PRICE | \$4,700,000 |
| LEASE RATE | \$19.00 PSF NNN |
| TAX 2024 | \$97,694.55 |
| YEAR BUILT | 1968 |
| COUNTY | Hennepin |
| PARKING | 80 Spaces |

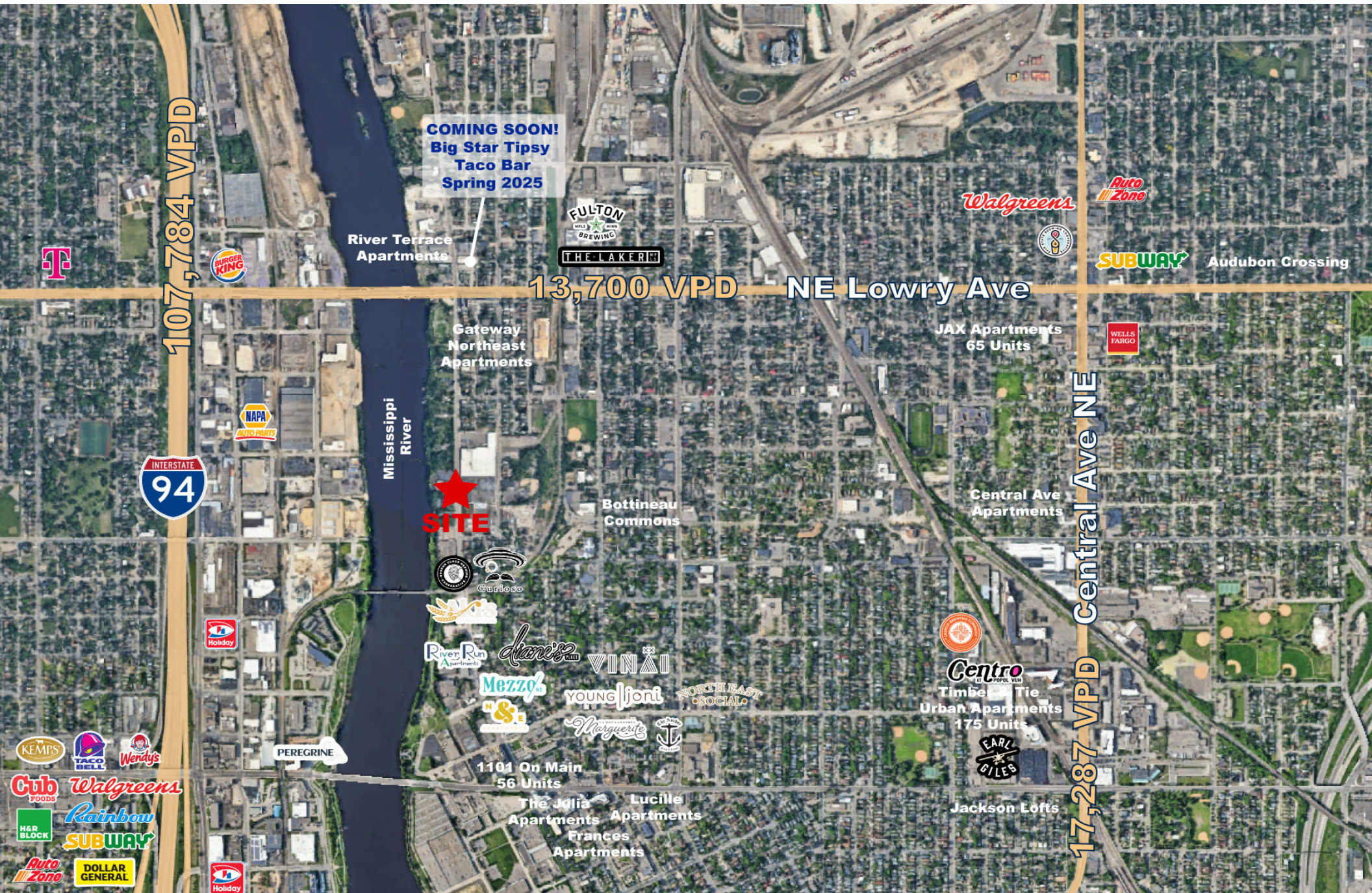


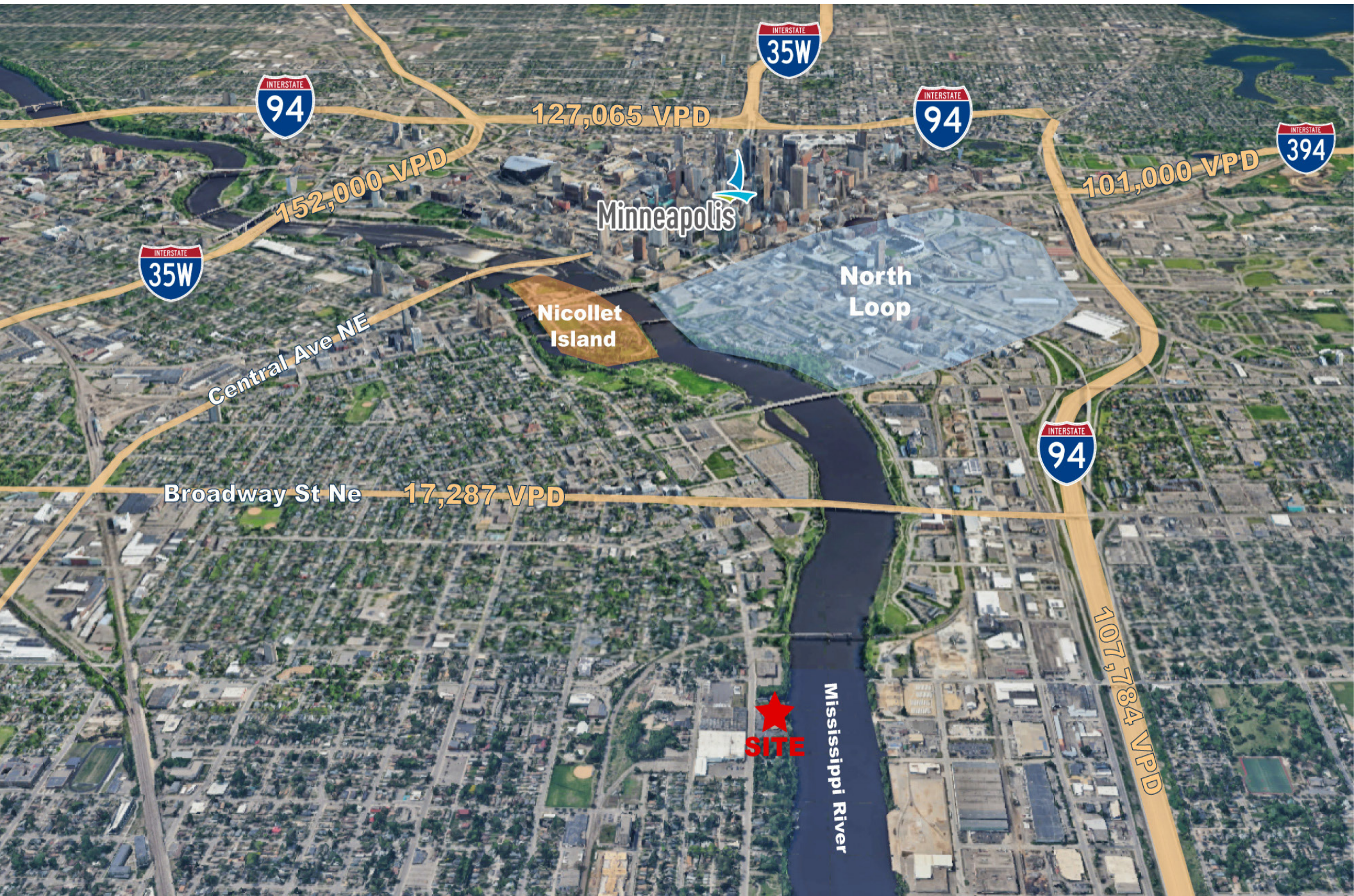
- Two-story, waterfront property with extensive patio.
- Located in the vibrant Northeast Minneapolis neighborhood. Northeast Minneapolis is renowned for its vibrant arts scene including the Northeast Minneapolis Arts District.
- Includes 80 parking spaces, as well as off-street parking.
- ONLY commercial property in Minneapolis with Riverfront property and dock eligibility.
- Ability to demise property, offering tenants an opportunity to lease one floor or the whole building







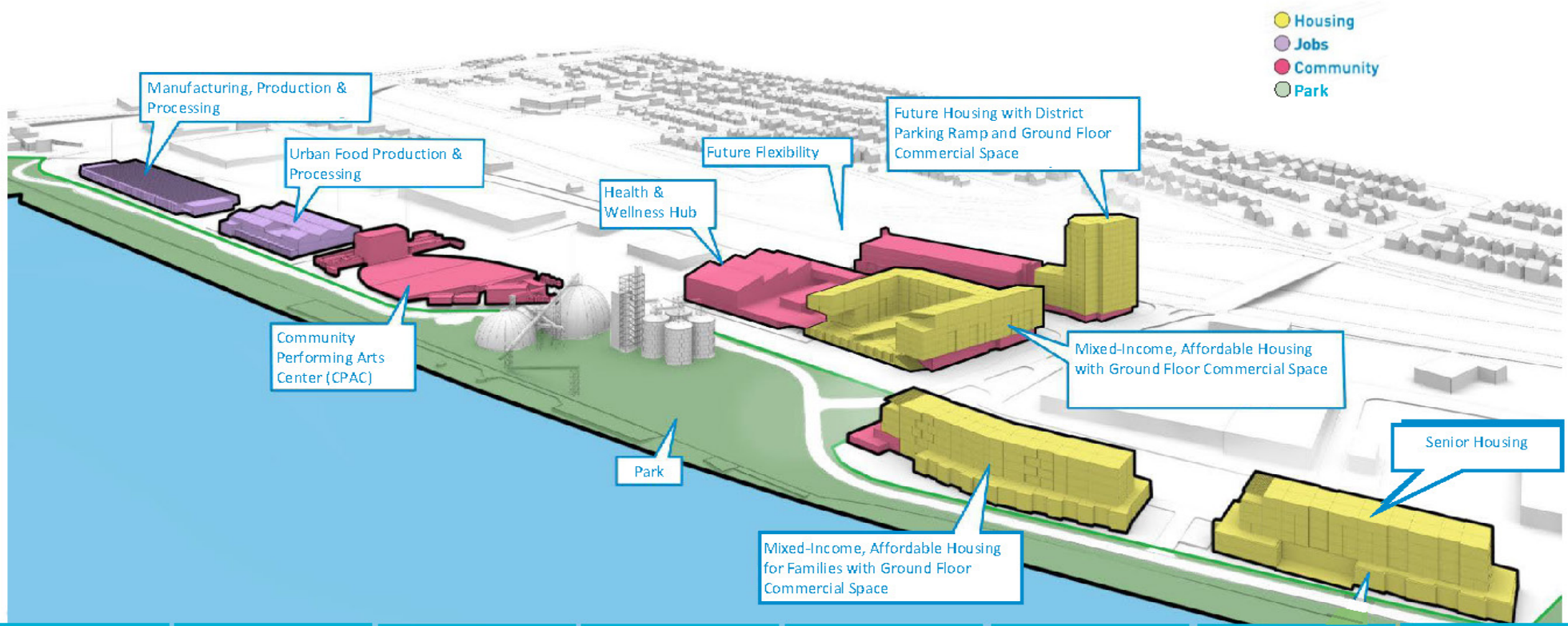




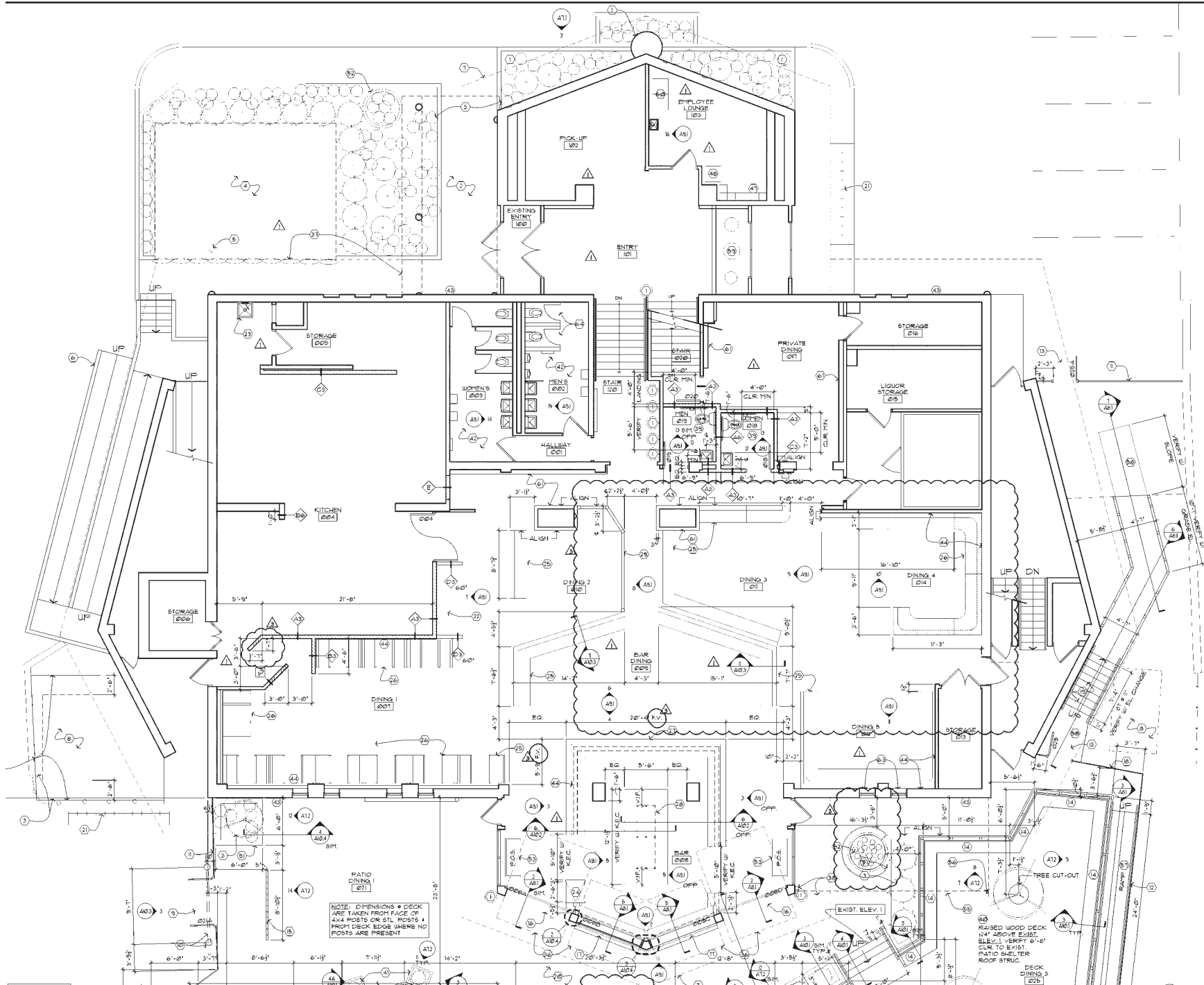
Upper Harbor Terminal Redevelopment Plan - Phase I (Under Construction)

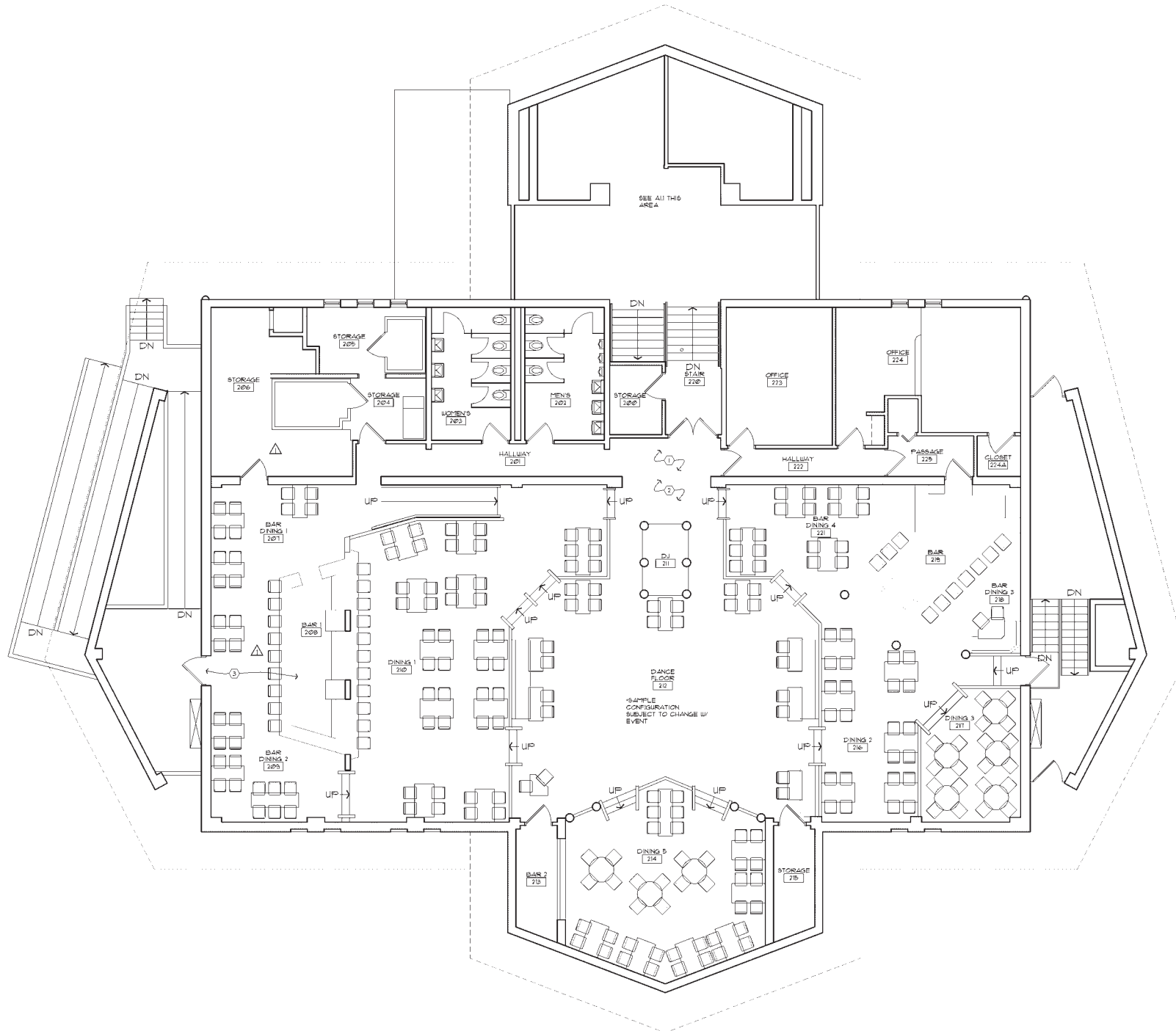


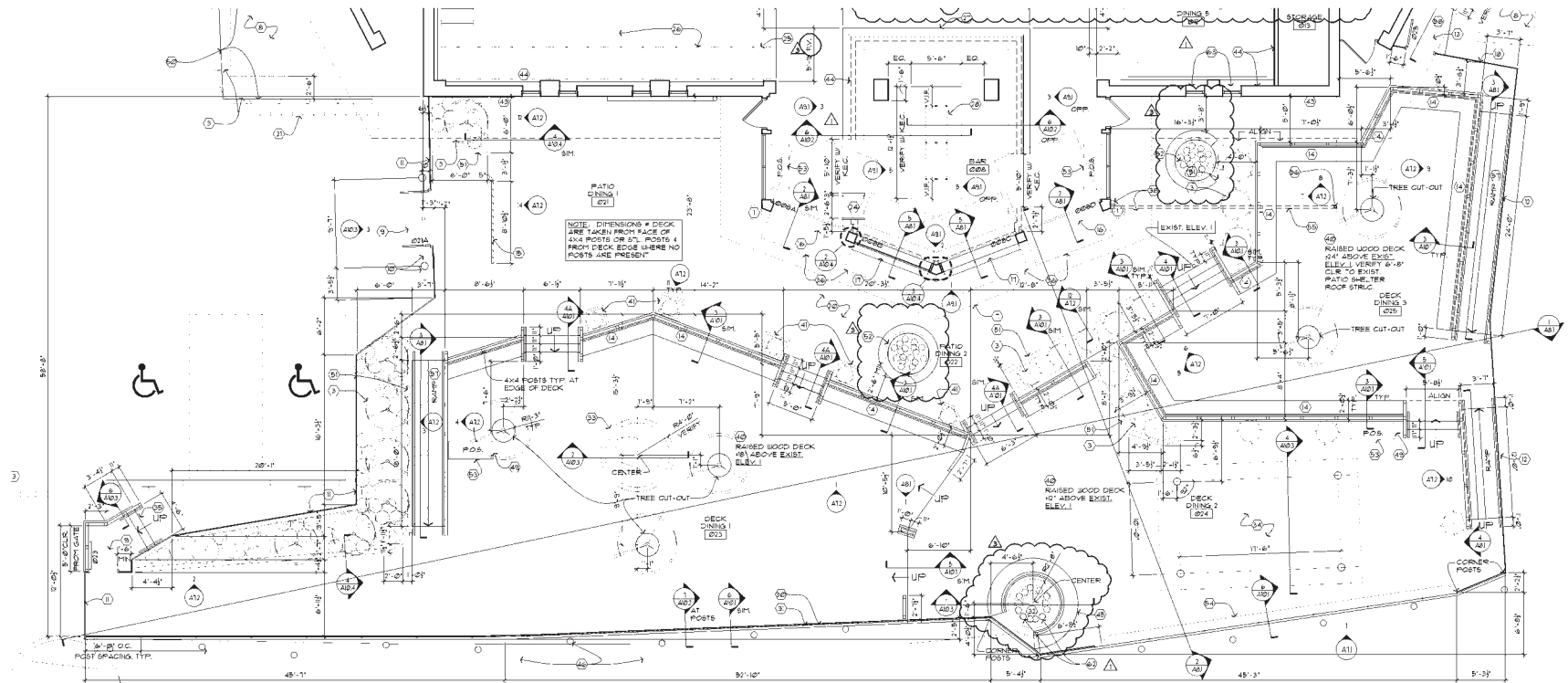
Upper Harbor Terminal Redevelopment Plan - Development Overview

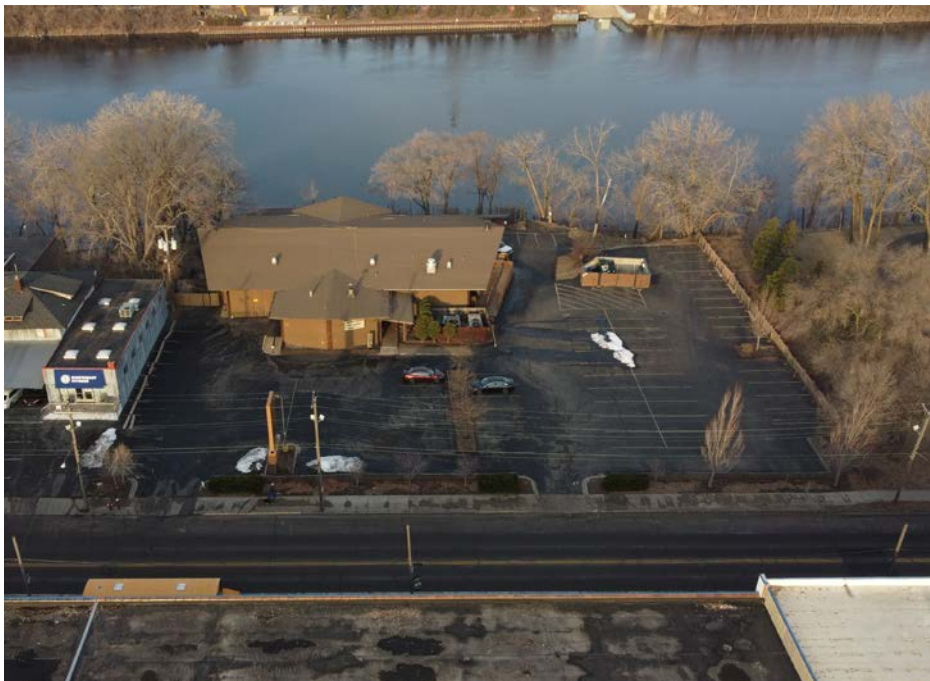


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| 19.5 Acres of New Riverfront Park | \$500K-1M Annual revenue to community entity, generated by First Ave ticketed events | 520 Proposed Housing Units | 300 Estimated Living Wage Jobs | Health & Wellness Community Hub | 45,000 Sq. Ft. Ground Floor Commercial/Community Space | 1,200 Estimated Construction Jobs Created | \$302M Estimated Development Cost <small>*Does not include City infrastructure and Park costs</small> |
|---|--|--------------------------------------|--|---|--|---|--|













UPLAND

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