

OBSIDIAN
GROUP



RETAIL (2ND GEN RESTAURANT)

FOR SALE/FOR LEASE

1900 & 1924 Marshall St NE Minneapolis, MN 55418



CONTACT US

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Obsidian Group is proud to exclusively list the former Psycho Suzi's restaurant for sale and for lease. The flexibility of buying or leasing offered by the current owner gives any business leniency on how they can structure their new venture here. This Minneapolis icon is located on the Mississippi Riverbank, which is a few minutes north of downtown Minneapolis. This 15,000 square foot restaurant has a seating capacity of 750 people, has 4 bars, a massive outdoor patio overlooking the Mississippi River, private dining areas, offices, and a DJ booth with a dance floor. Furniture and equipment is a negotiable part of the sale or lease.

LEASE SALES PRICE

\$26.00/SF NNN

CAM

\$7.31/SF/YR

SALE/LEASE TYPE

Owner-occupant

SQFT

15,000

SALES PRICE

\$5,300,000

YEAR BUILT

1968

PERMITTED USES

Restaurant and entertainment venue



GENERAL HIGHLIGHTS

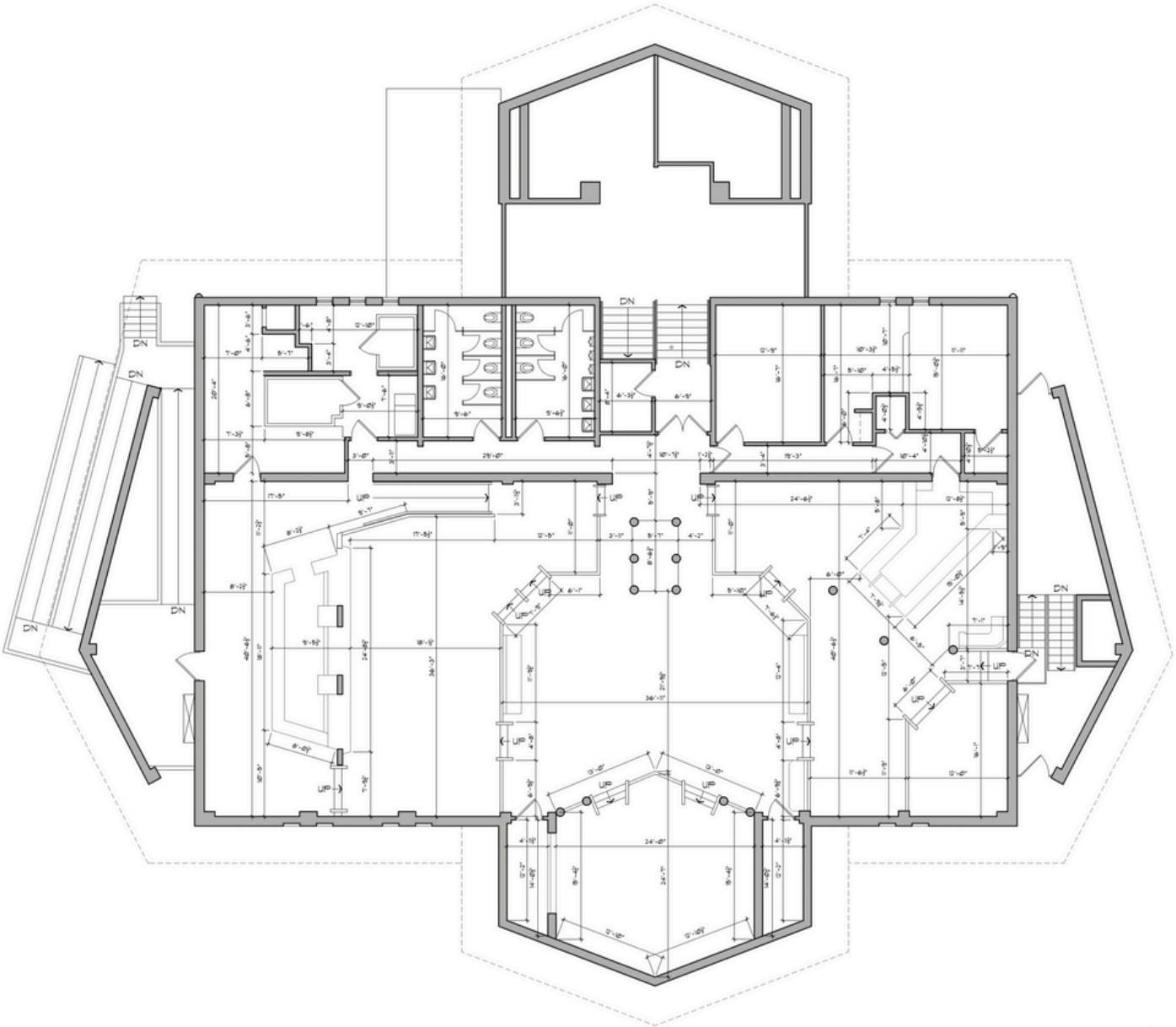
AVAILABILITY:	Fall 2024	BATHROOMS:	4 sets + 2 handicap
SPRINKLER SYSTEM:	Yes	PARKING:	90 Parking Stalls
ZONING:	PR-1 production mixed-use district	WATERFRONT:	Direct water access on the Mississippi River
PROXIMITY TO HIGHWAY:	5-min drive to Interstate 94 and 10-min drive to Interstate 35W		

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UPPER LEVEL

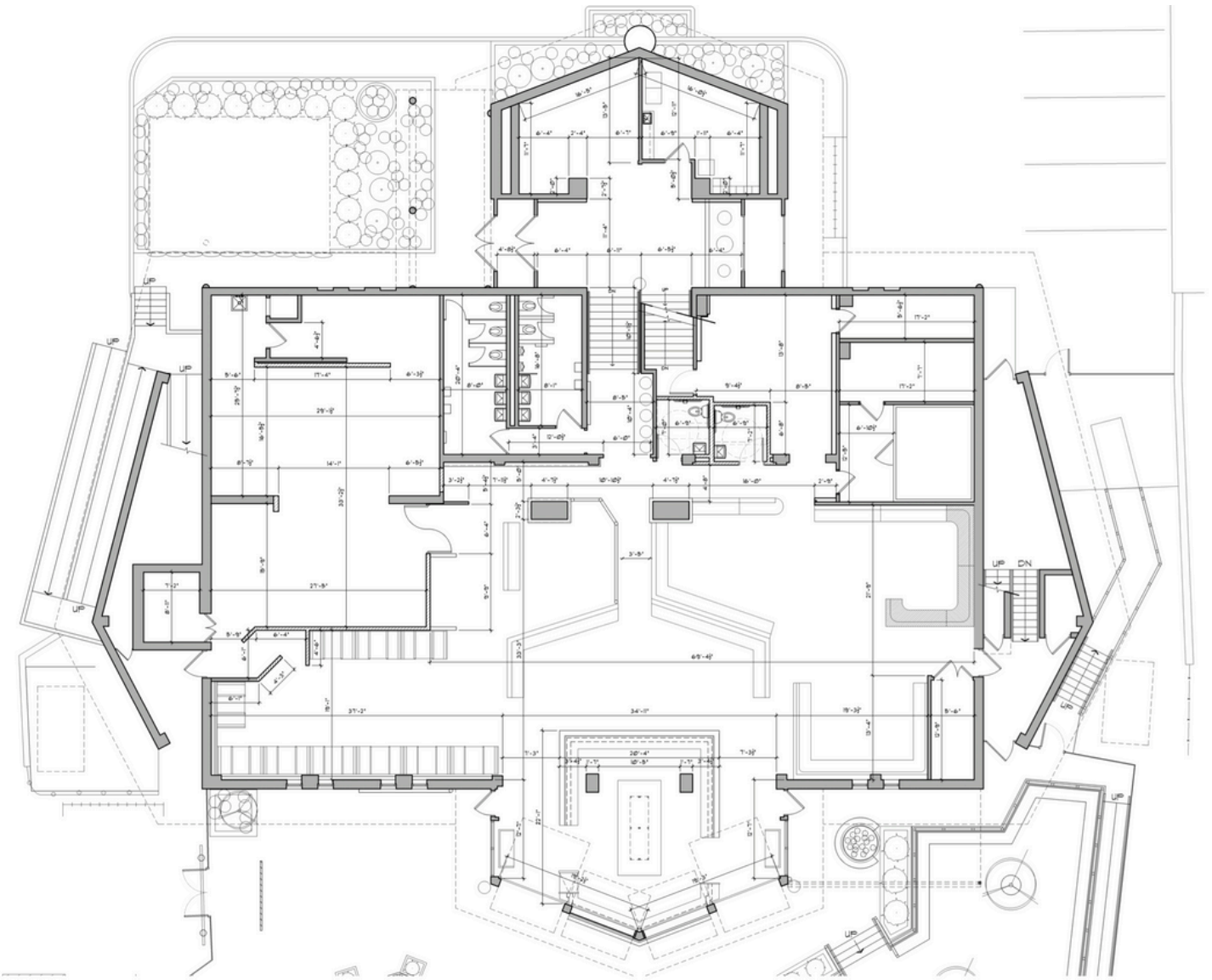


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LOWER LEVEL



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	1 MILE	3 MILE
POPULATION	16,089	190,173
HOUSEHOLDS	6,875	85,001
MEDIAN AGE	34.5	33.8
2029 POPULATION PROJECTION	15,602	188,138
2029 HOUSEHOLD PROJECTION	6,661	84,258
AVERAGE HH INCOME	\$77,618	\$87,449
DAYTIME EMPLOYEES	9,876	219,410

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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