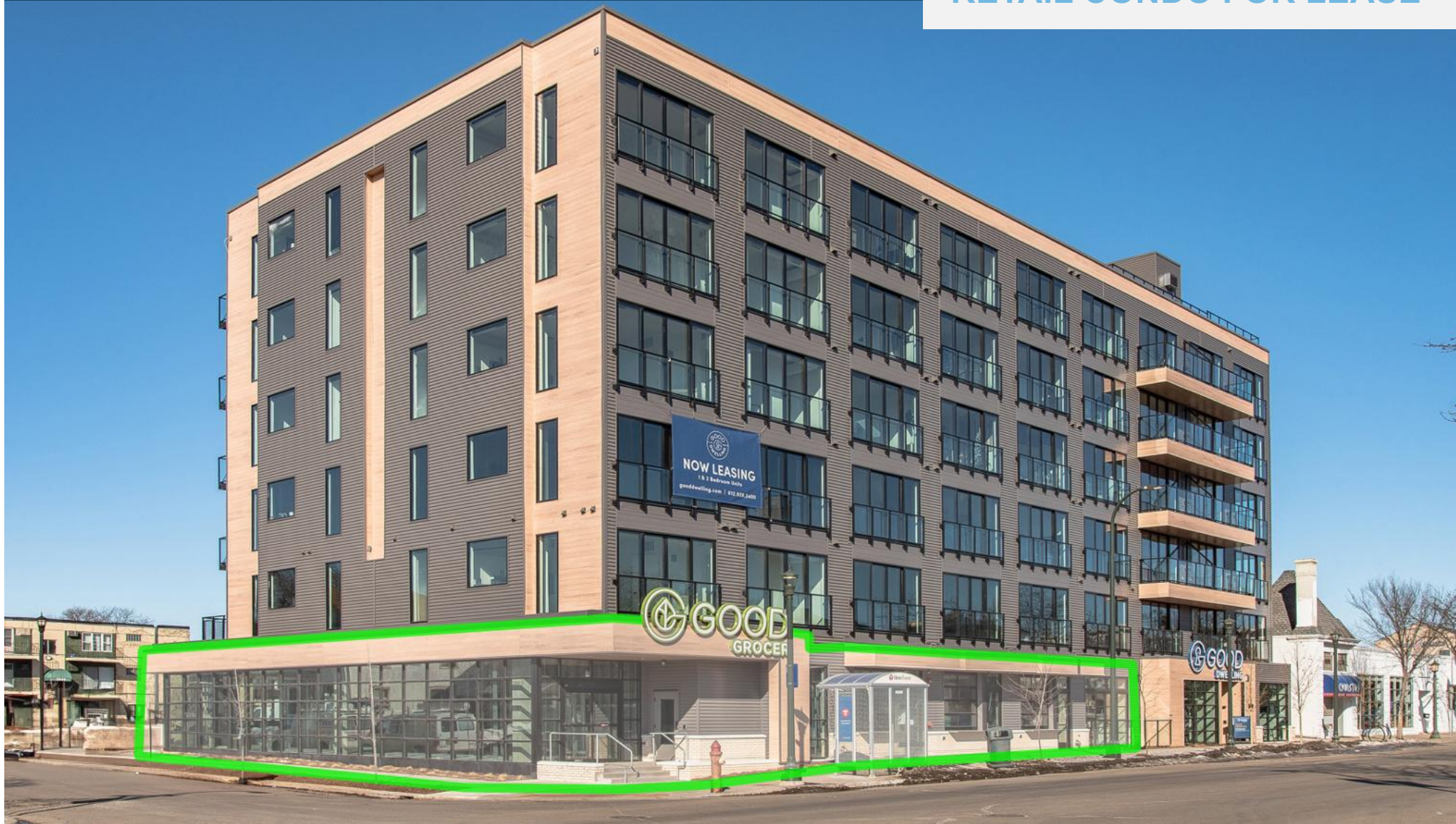


2650 Nicollet Ave | Minneapolis

RETAIL CONDO FOR LEASE



Turn-key grocery, restaurant, or retail condo unit available in a high-end, newer construction apartment building

CONTACT BROKER FOR INFORMATION & TOUR

Ted LaFave • 612.875.3858 • tlafave@grandrea.com • www.grandrea.com

GRAND
REAL ESTATE ADVISORS

FOR LEASE | 2650 Nicollet Ave • Minneapolis, MN 55408

Street-level retail condo unit available in the heart of "Eat Street" on Nicollet Avenue—entire main floor of the Good Dwelling apartment building (total of 80 units!)

BUILDING FEATURES

- Negotiable Lease Rate *(also offered for sale at \$1,750,000)*
- 7,745 Gross Square Feet
- Built in 2019
- 2025 Ops=\$2.00/SF (est.) **property is currently tax exempt*
- Tax ID: 34-029-24-31-0273
- **Includes 20-Stall Surface Parking Lot**
- "Hood Ready" with Sleeve in Place for Venting
- Walk-In Refrigerator and Freezer
- Glass Pack Bay Doors for Indoor/Outdoor Concepts on Nicollet



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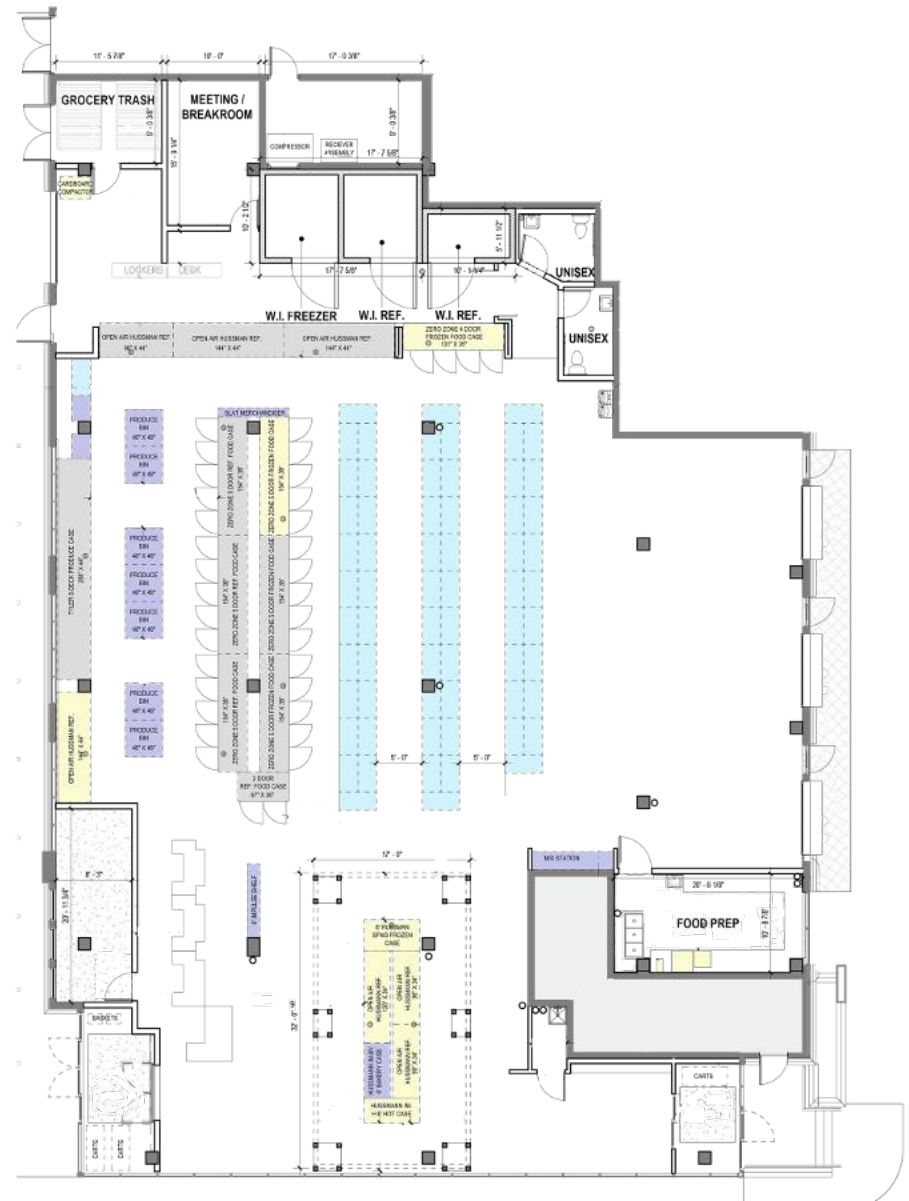
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EXISTING EQUIPMENT LIST

Equipment Description	Qty	Brand	Location
2 Door Under Counter Refrigerator	1	True Refrigeration	Coffee Bar
1 Door Under Counter Refrigerator	1	Turbo Air	Coffee Bar
Double Tap Kegerator	1	Avantco	Coffee Bar
Ice Maker	1	Brema	Coffee Bar
Soft Serve Machine	1	Taylor	Coffee Bar
Cook & Hold Oven	1	Alto-Shaam	Kitchen
Ventless Combi Oven	1	Alto-Shaam	Kitchen
Commercial Meat Slicer	1	Hobart	Kitchen
Heat Holding Cabinet	1	Alto-Shaam	Kitchen
High Speed Commercial Oven	1	TurboChef	Kitchen
Ventless Deep Fryer	1	Perfect Fry Co	Kitchen
Walk In Refrigerator	1	CROWNTONKA	Back Room
Walk In Freezer	1	CROWNTONKA	Back Room
Grab N Go Merchandiser	1	Structural Concepts Zephyr	Coffee Bar
Under Counter Refrigerator	2	Entrée SI	Kitchen
Sandwich/Salad Prep Table	1	Turbo Air M3	Kitchen
HVAC Heat Pump/DX Cooling	1	Carrier	Ceiling Mounted
5 DOOR REFRIGERATED CASE - 154"	3	Zero Zone	Sales Floor
5 DOOR FROZEN CASE - 154"	3	Zero Zone	Sales Floor
4 DOOR REFRIGERATED CASE - 131"	1	Zero Zone	Sales Floor
2 DOOR REFRIGERATED CASE - 67"	1	Zero Zone	Sales Floor
OPEN AIR REFRIGERATED CASE - 4 DECK - 144"	3	Hussmann	Sales Floor
OPEN AIR REFRIGERATED CASE - 4 DECK - 96"	1	Hussmann	Sales Floor
OPEN AIR REFRIGERATED CASE - 96"	2	Hussmann	Sales Floor
OPEN AIR REFRIGERATED CASE - 120"	1	Hussmann	Sales Floor
OPEN AIR HEATED CASE - 72"	1	Hussmann	Sales Floor
OPEN AIR FROZEN CASE - 72"	1	Hussmann	Sales Floor
BAKERY MERCHANDISER - 72"	1	Hussmann	Sales Floor
OPEN AIR REFRIGERATED CASE - 5 DECK - 144"	2	Tyler	Sales Floor



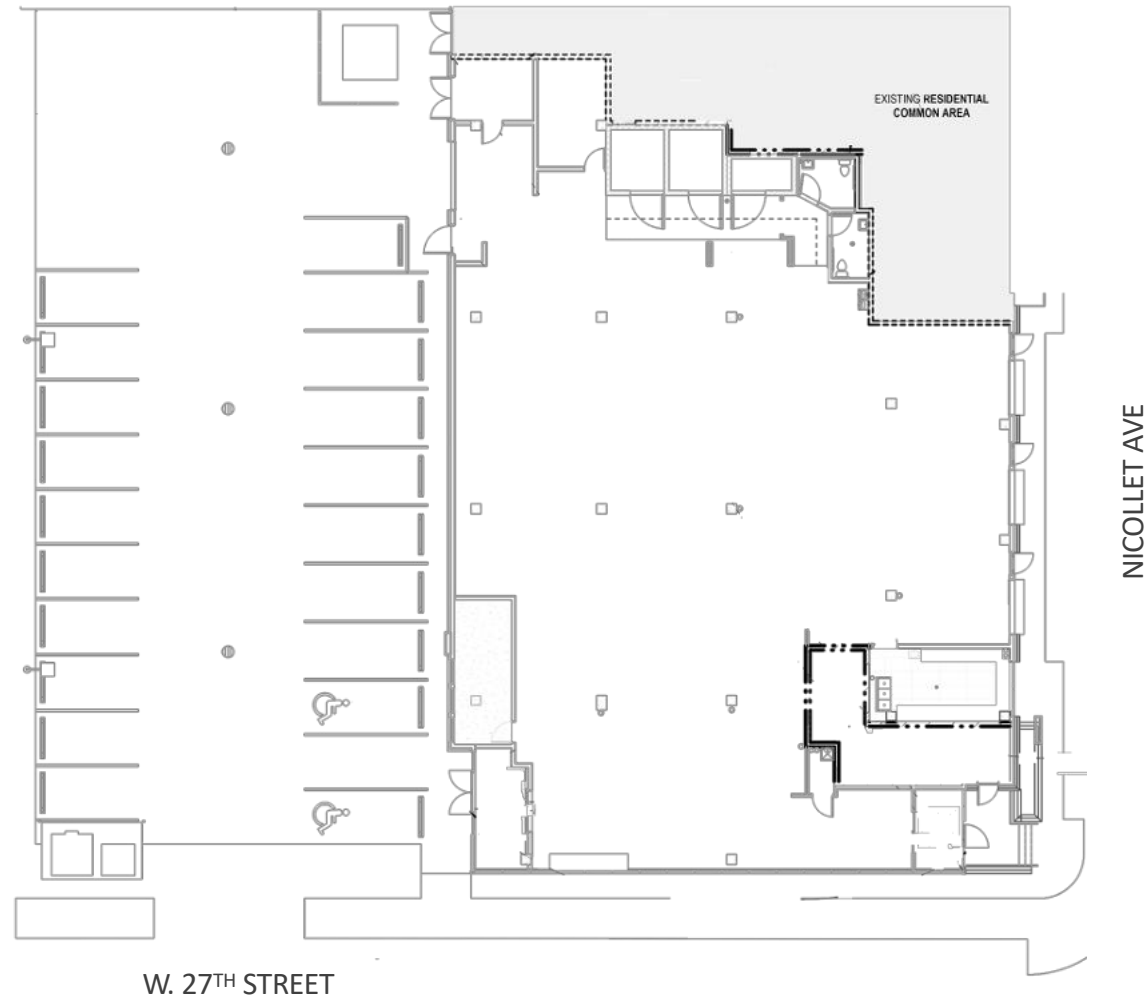
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PARKING LAYOUT

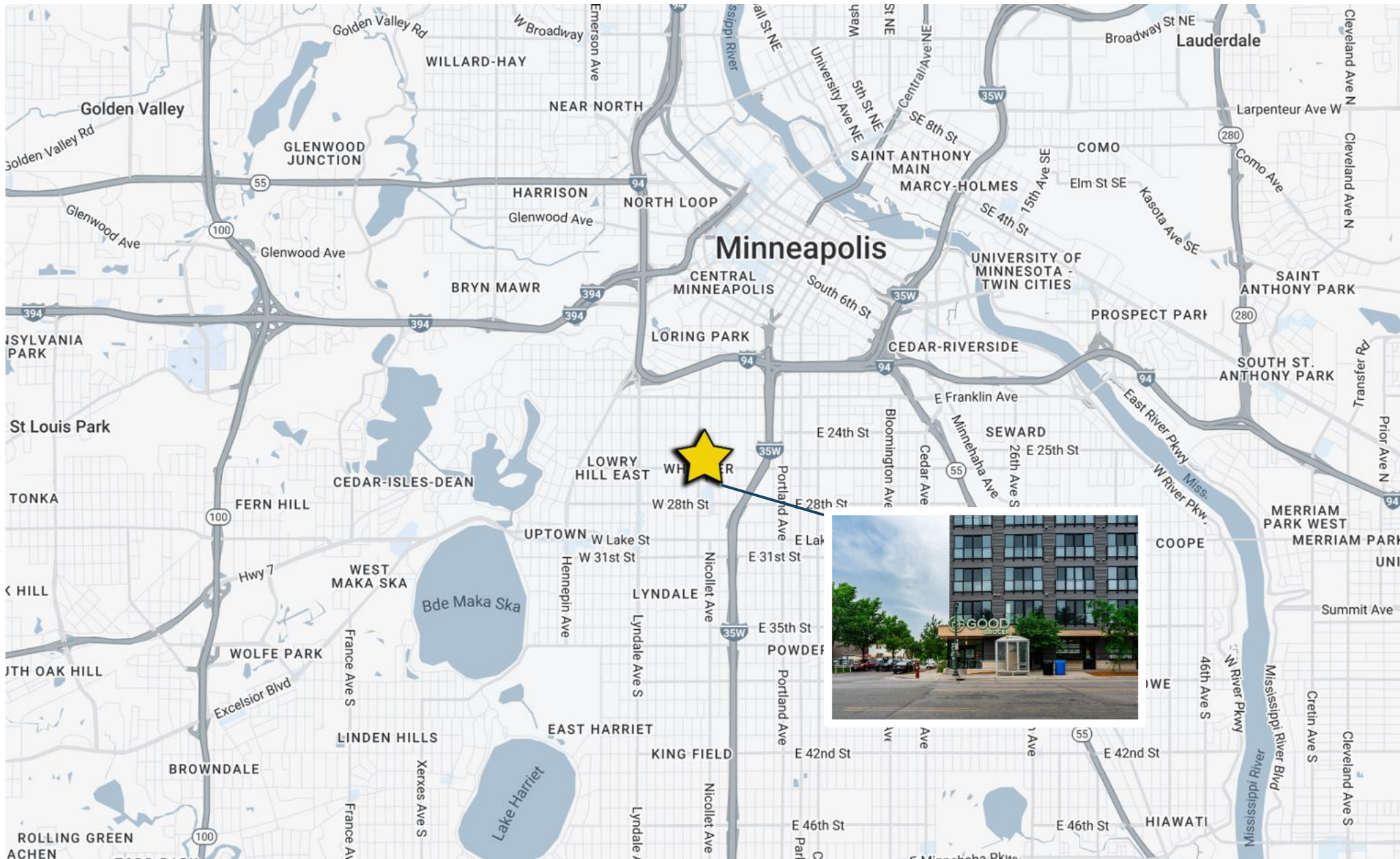


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