

BUILDING FOR SALE

221-225 CEDAR AVE S | MINNEAPOLIS

PROPERTY SUMMARY

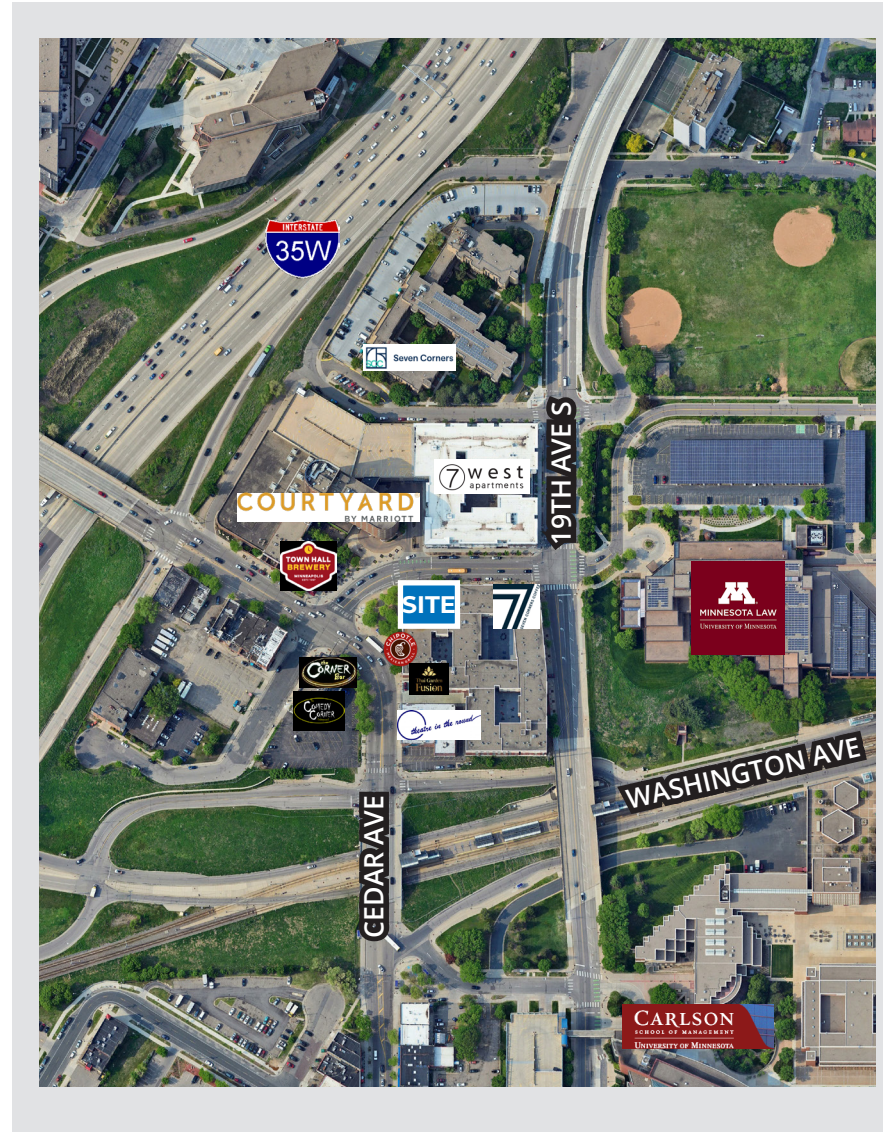
LOCATION:	221-225 Cedar Ave S Minneapolis, MN 55454
GLA:	20,064 SF Total [3-stories] 4,911 SF Retail + 9,120 SF Multi-family
LAND SIZE:	0.12 Acres
PARCEL:	25.029.24.23.0075
YEAR BUILT:	1900 w/ extensive upgrades annually
ZONING:	C3A: Community Activity Center District

FOR SALE

ASKING PRICE:	Negotiable
2022 TAXES:	\$30,451

HIGHLIGHTS

- Ten (10) apartment units above restaurant
- Extraordinary location at Seven Corners, next to University of MN Law School and The Carlson School of Management
- A phenomenal opportunity for hospitality owner/operator to supplement their investment with residential income



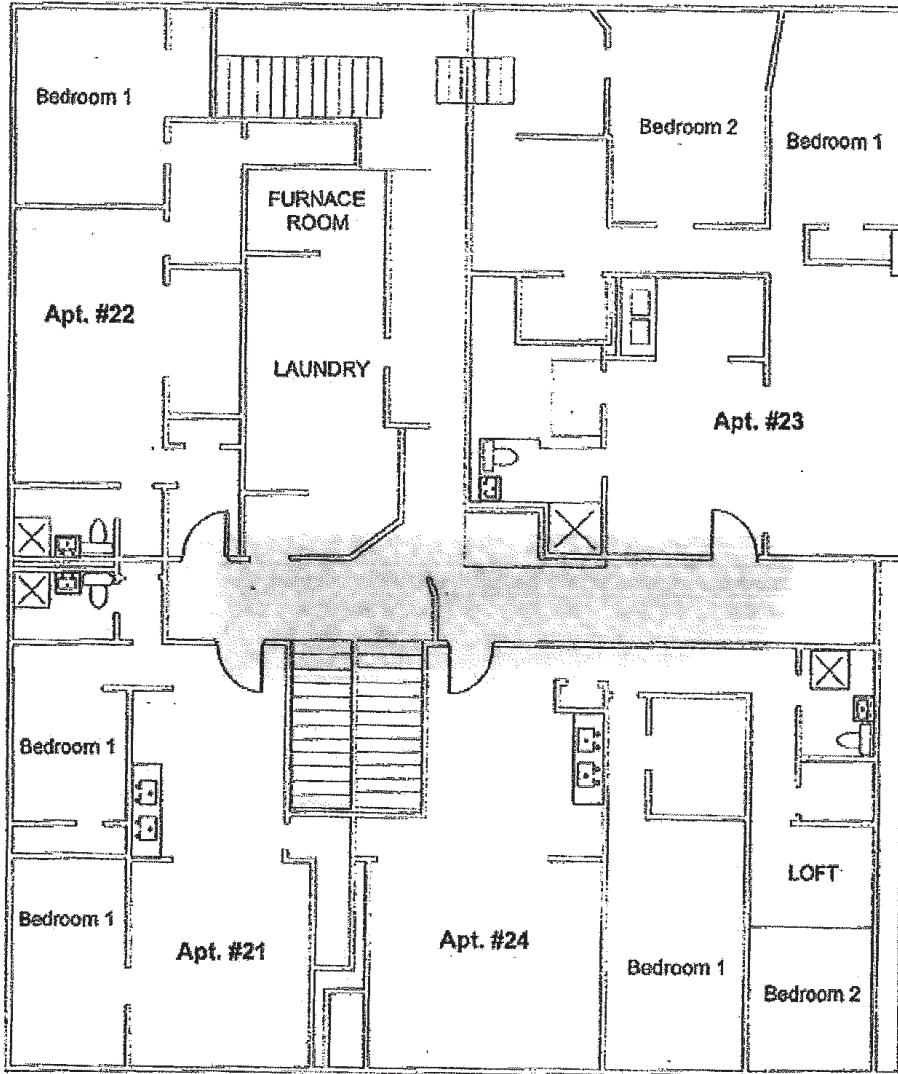
for information
CONTACT

Russ Crawford • 612 741 4800 • russ.crawford@transwestern.com
Patrick Crawford • 612 615 1244 • patrick.crawford@transwestern.com

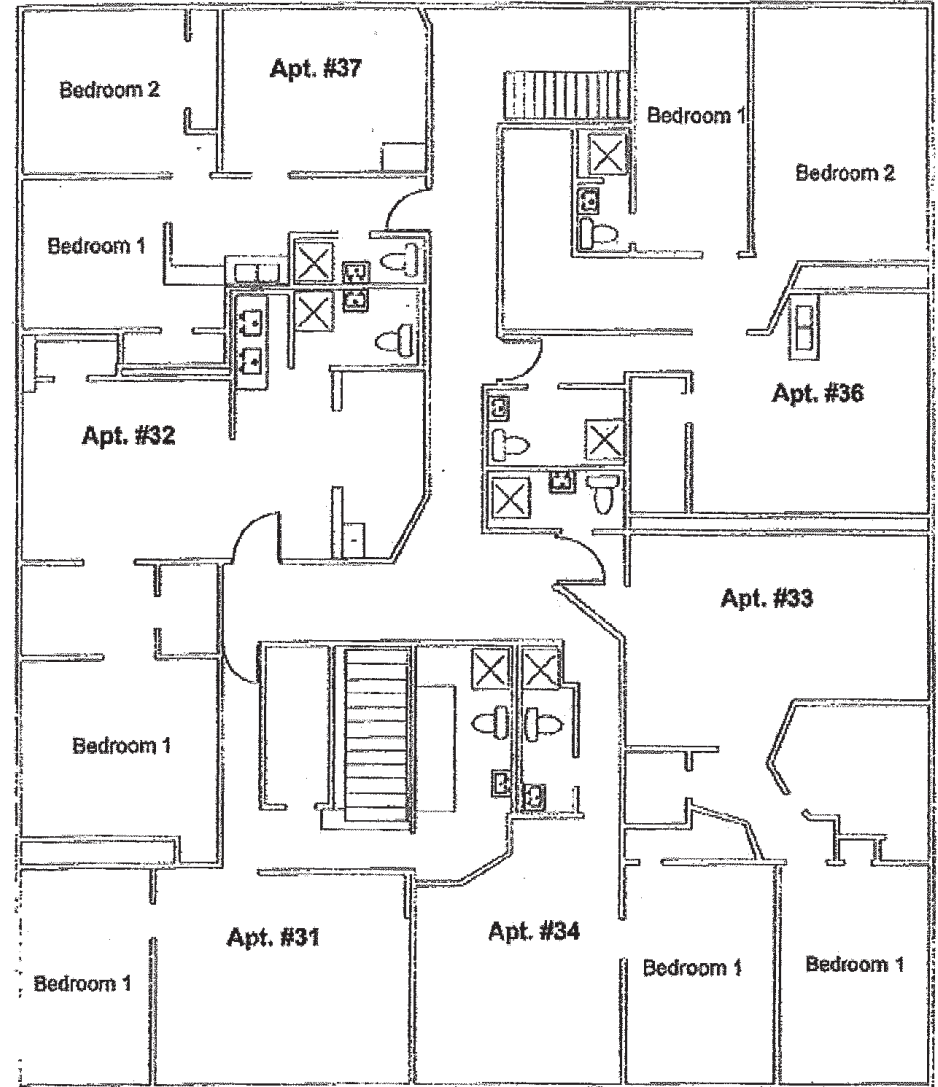
TRANSWESTERN REAL ESTATE SERVICES

FLOOR PLANS

SECOND FLOOR



THIRD FLOOR



for information
CONTACT

Russ Crawford · 612 741 4800 · russ.crawford@transwestern.com
Patrick Crawford · 612 615 1244 · patrick.crawford@transwestern.com

 TRANSWESTERN REAL ESTATE SERVICES

OPPORTUNITY SAMPLE INCOME

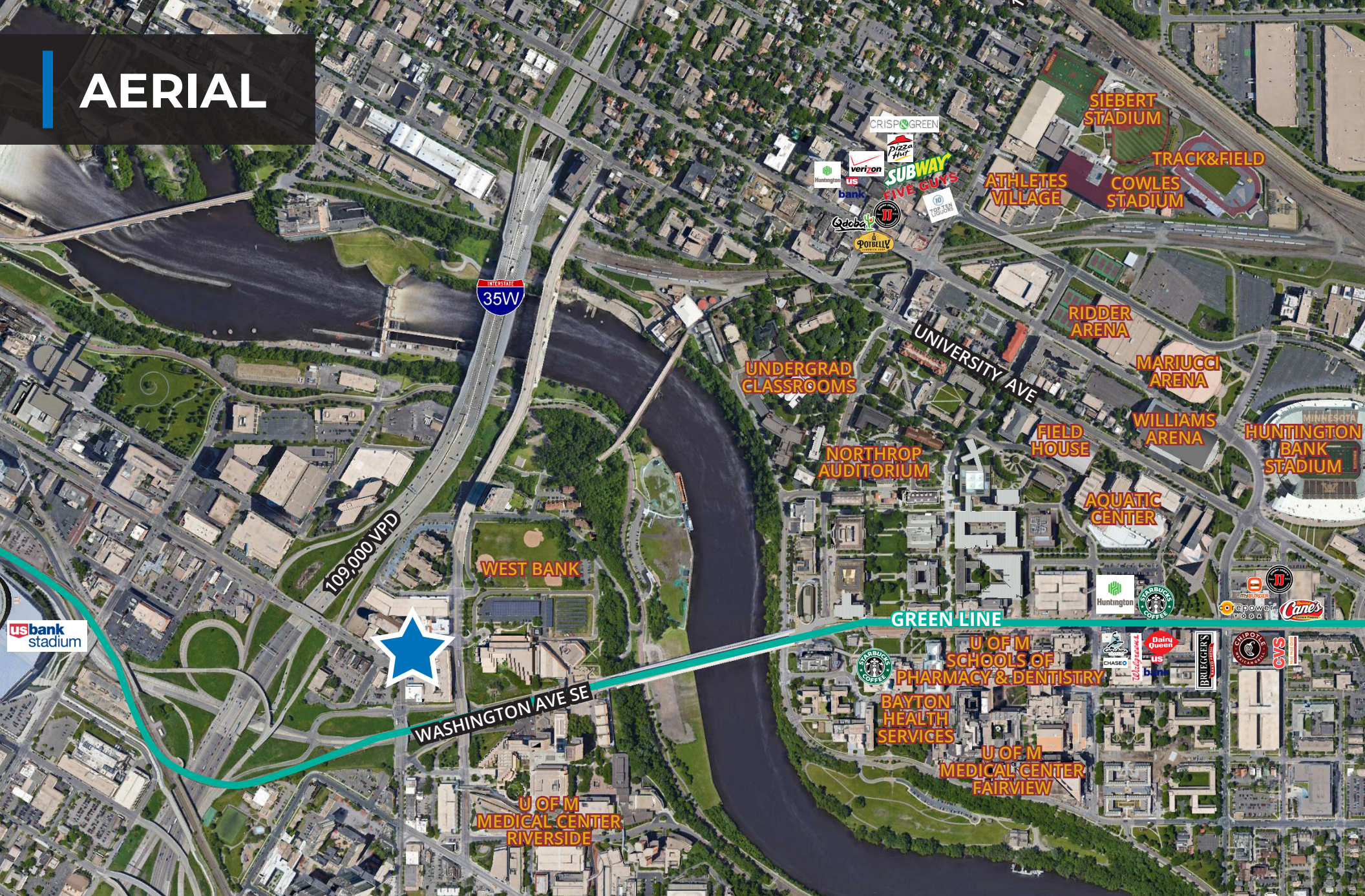
UNIT #	SQ. FT. UNIT TYPE	ANNUAL RENT PER SQUARE FOOT			LEASE TERM		RENEWAL OPT. / CONCESSIONS / COMMENTS
		BASE RENT PSF	EXP. RECOVERY & CAM CHNGS	TOTAL NET RENT	START DATE	END DATE	
Republic Seven Corners 100 100B	5,109 5,000 10,109	\$9,559.63 \$12,905.01 \$13,259.90 \$13,624.55 \$13,999.23 \$12,905.01	50% of project Exp. Recovery		1/1/2018	10/21/2023	5 yr. extension w/ 9 months notice
21	2 BR	\$1,500					Annual
22	1 BR	\$1,230					Annual
23	2 BR	\$1,450					Annual
24	2 BR	\$1,600					Annual
31	1 BR	\$1,400					Annual
32	1 BR	\$1,250					Annual
33	1 BR	\$1,250					Annual
34	1 BR	\$1,050					Annual
35	2 BR	\$1,500					Annual
37	2 BR	\$1,250					Annual
PROJECT TOTALS	20,218						

for information
CONTACT

Russ Crawford · 612 741 4800 · russ.crawford@transwestern.com
Patrick Crawford · 612 615 1244 · patrick.crawford@transwestern.com

 TRANSWESTERN REAL ESTATE SERVICES

AERIAL



INTERSTATE
35W

109,000 VPD

WEST BANK

WASHINGTON AVE SE

U OF M
MEDICAL CENTER
RIVERSIDE

UNDERGRAD
CLASSROOMS

NORTHROP
AUDITORIUM

UNIVERSITY AVE

FIELD HOUSE

RIDDER
ARENA

MARIUCCI
ARENA

WILLIAMS
ARENA

AQUATIC
CENTER

MINNESOTA
BANK
STADIUM

SIEBERT
STADIUM

TRACK & FIELD

COWLES
STADIUM

ATHLETES
VILLAGE

CRISPO GREEN

verizon

us bank

PIZZA HUT

SUBWAY

FIVE GUYS

Qdoba

POTBELLY

STARBUCKS COFFEE

Huntington

STARBUCKS COFFEE

CHICKEN

POWER

Cane's

GREEN LINE

U OF M
SCHOOLS OF
PHARMACY & DENTISTRY

BAYTON
HEALTH
SERVICES

U OF M
MEDICAL CENTER
FAIRVIEW

CHASE

Dairy Queen

US

BRUEGGERS

CHIPOTLE

CVS

FOR MORE INFO CONTACT:

Russ Crawford • 612 741 4800 • russ.crawford@transwestern.com

Patrick Crawford • 612 615 1244 • patrick.crawford@transwestern.com



TRANSWESTERN

REAL ESTATE SERVICES