

**HEY Y'ALL**  
◆ TIPSY TACO BAR ◆

**Formerly Betty Dangers**  
**2501 & 2519 Marshall St NE, Minneapolis**

**Results**  
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**FOR SALE**

HEY Y'ALL TIPSY TACO BAR  
2501 & 2519 MARSHALL ST NE  
MINNEAPOLIS MN 55418

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## HEY Y'ALL TIPSYP TACO BAR (FORMERLY BETTY DANGERS) 2501 & 2519 MARSHALL ST NE, MINNEAPOLIS, MN 55418

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Formerly  
Betty Dangers

HEY Y'ALL  
TIPSY TACO BAR

Marshall St

NE Lowry Ave

PROPERTY INFORMATION





# EXECUTIVE SUMMARY

## HEY Y'ALL TIPSY TACO BAR (FORMERLY BETTY DANGERS)

2501 & 2519 MARSHALL ST NE, MINNEAPOLIS, MN 55418

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### OFFERING SUMMARY

Call For Offers Date:	Feb 27, 2026
Sale Price:	Negotiable
Building Size:	8,400 SF
Available SF:	8,400 SF
Lot Size:	0.99 Acres
Year Built:	1984
Renovated:	2025
Zoning:	C2

### PROPERTY OVERVIEW

- **Just Listed – Call for Offers Due 5:00 PM CST, Friday, February 27th**
- **Price: Negotiable**
- Formerly Betty Dangers - Restaurant, Bar, and Event Venue in NE Minneapolis
- Sale includes Real Estate + Business (Hey Y'all Tippy Taco Bar)
- Currently Operating – likely ability to expedite liquor license transfer to new ownership
- 8,400 SF building on nearly 1 acre | Zoned C2
- 43 off-street parking spaces plus ample street parking
- Fully remodeled and expanded in 2014 and 2025
- Large commercial kitchen with two full-service food lines, walk-in cooler/freezer, dry storage & dedicated liquor room
- Custom-built, full-size Ferris Wheel manufactured in Europe (installed 2014)
- Multiple dining areas off the main bar, expansive patio & Garden Room with operable glass garage doors
- Two large ADA-compliant public restrooms + one dedicated ADA restroom
- Private office, security systems & drive-in delivery door
- Well-maintained, fully furnished destination venue with strong customer following & social media presence
- Prime corner location at Marshall Ave & Lowry Ave in the high-demand NE Minneapolis Arts District - Formerly Betty Dangers
- No direct inquiries to staff or employees. Please reach out to listing broker.

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## PHOTO GALLERY

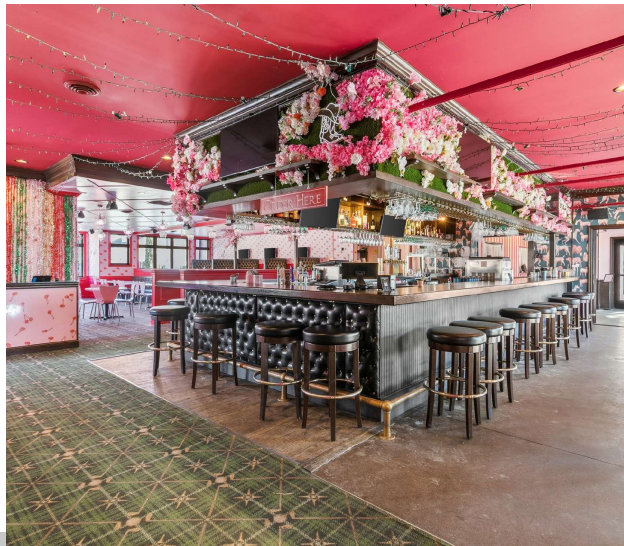


# PHOTO GALLERY

## HEY Y'ALL TIPSY TACO BAR (FORMERLY BETTY DANGERS)

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# PHOTO GALLERY

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# PHOTO GALLERY

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# PHOTO GALLERY

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# ZONING INFORMATION



# ZONING - C2 - NEIGHBORHOOD CORRIDOR COMMERCIAL DISTRICT

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## MINNEAPOLIS ZONING

**548.260. Purpose.** The C2 Neighborhood Corridor Commercial District is established to provide an environment of retail sales and commercial services that are larger in scale than allowed in the C1 District and to allow a broader range of automobile related uses. In addition to commercial uses, residential uses, institutional and public uses, parking facilities, limited production and processing and public services and utilities are allowed.

**548.270. Uses** Permitted and conditional uses in the C2 District shall be as specified in section **548.30** and Table 548-1, Principal Uses in the Commercial Districts.

### The following conditions govern uses in the C2 District:

- (1)** Maximum floor area. All commercial uses, including shopping centers, shall be limited to a maximum gross floor area of thirty thousand (30,000) square feet per use, except for planned unit developments.
- (2)** Wholesale and off-premise sales. Wholesale and off-premise sales accessory to retail sales shall be limited to four thousand (4,000) square feet of gross floor area or forty-five (45) percent of gross floor area, whichever is less, provided that the main entrance opens to the retail component of the establishment, except as otherwise provided in this ordinance.
- (3)** Drive-through facilities prohibited. Drive-through facilities shall be prohibited.
- (4)** Outdoor speakers permitted. Outdoor speakers shall be permitted, provided that speaker boxes shall not be audible from a residence or office residence district boundary or from a permitted or conditional residential use
- (5)** Fast food restaurants. Fast food restaurants established after the effective date of this ordinance shall be located only in storefront buildings existing on the effective date of this ordinance, provided further that no significant changes shall be made to the exterior of the structure and freestanding signs shall be prohibited, except where the property is part of an area of at least six hundred sixty (660) feet of continuous C2, C3S, C4 or industrial zoning fronting along the same side of the street as the fast food restaurant, without interruption by a residence, office residence, C1, C3A or Pedestrian Oriented Overlay District.
- (6)** Automobile sales. Automobile sales shall be limited to new and vintage passenger automobiles only, except those leased automobiles and used automobiles received in trade may be sold as an accessory use.
- (7)** Production, processing, and storage. Production, processing, and storage uses shall be limited to five thousand (5,000) square feet of gross floor area.

**Zoning Link:** [https://library.municode.com/mn/minneapolis/codes/code\\_of\\_ordinances?nodeId=MICOR\\_TIT20ZOCO\\_CH530ZODI](https://library.municode.com/mn/minneapolis/codes/code_of_ordinances?nodeId=MICOR_TIT20ZOCO_CH530ZODI)

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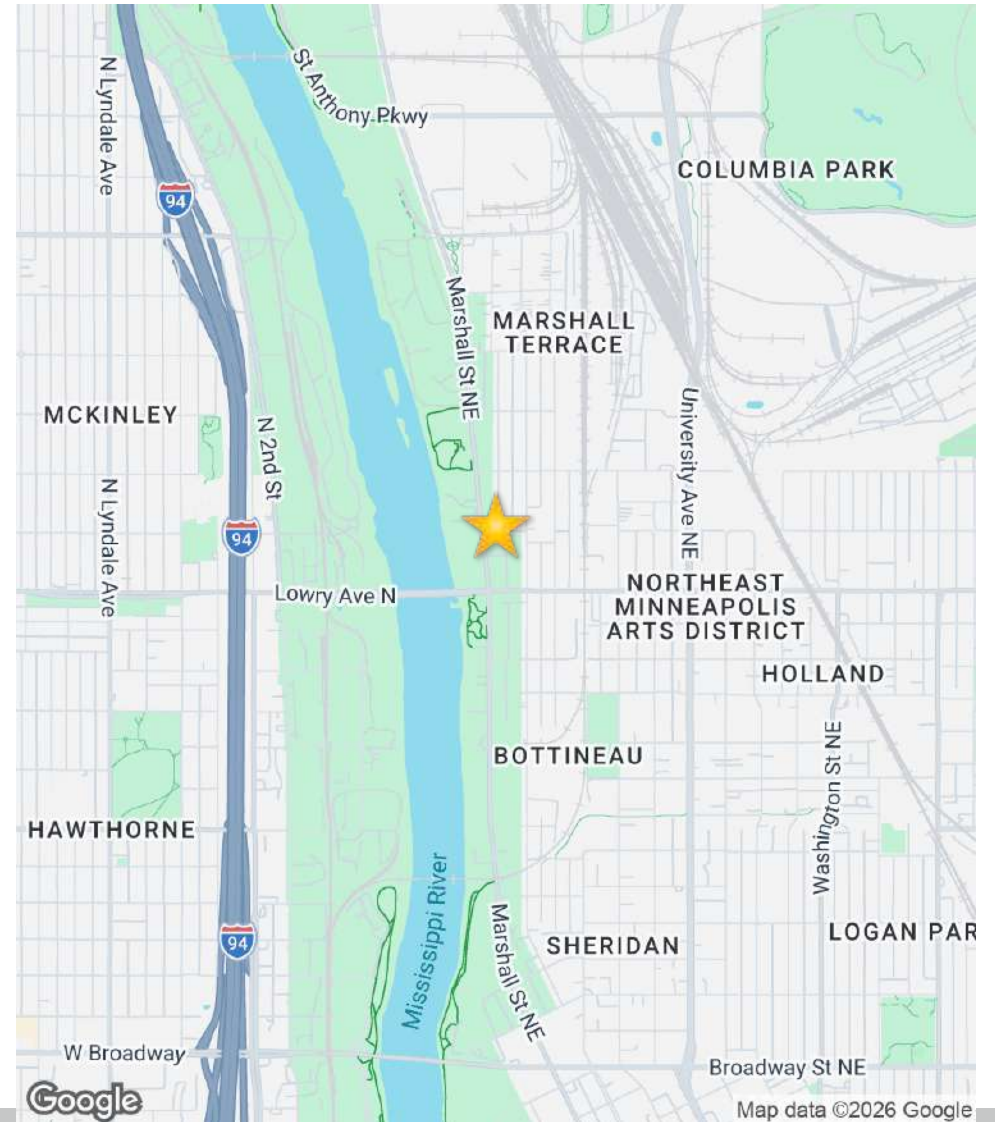
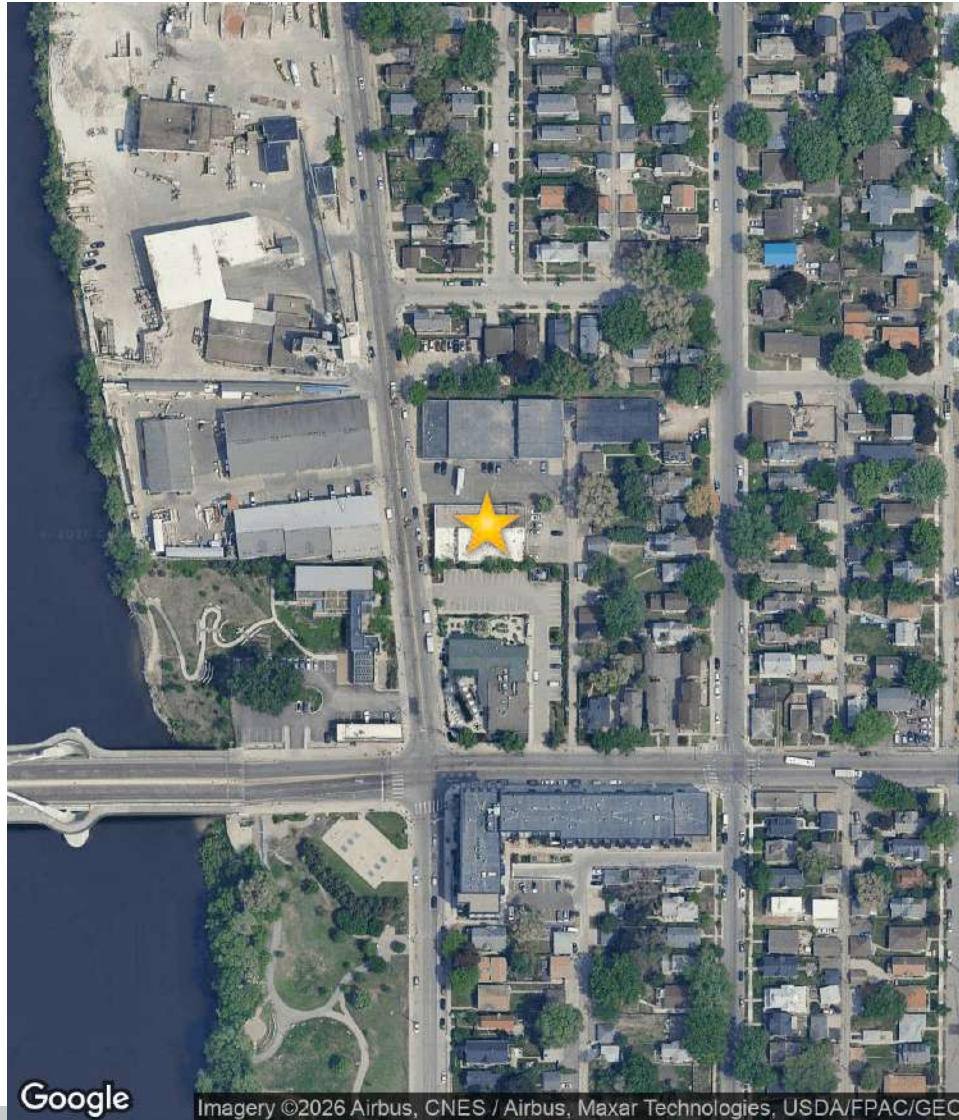
## LOCATION INFORMATION



# AERIAL MAP

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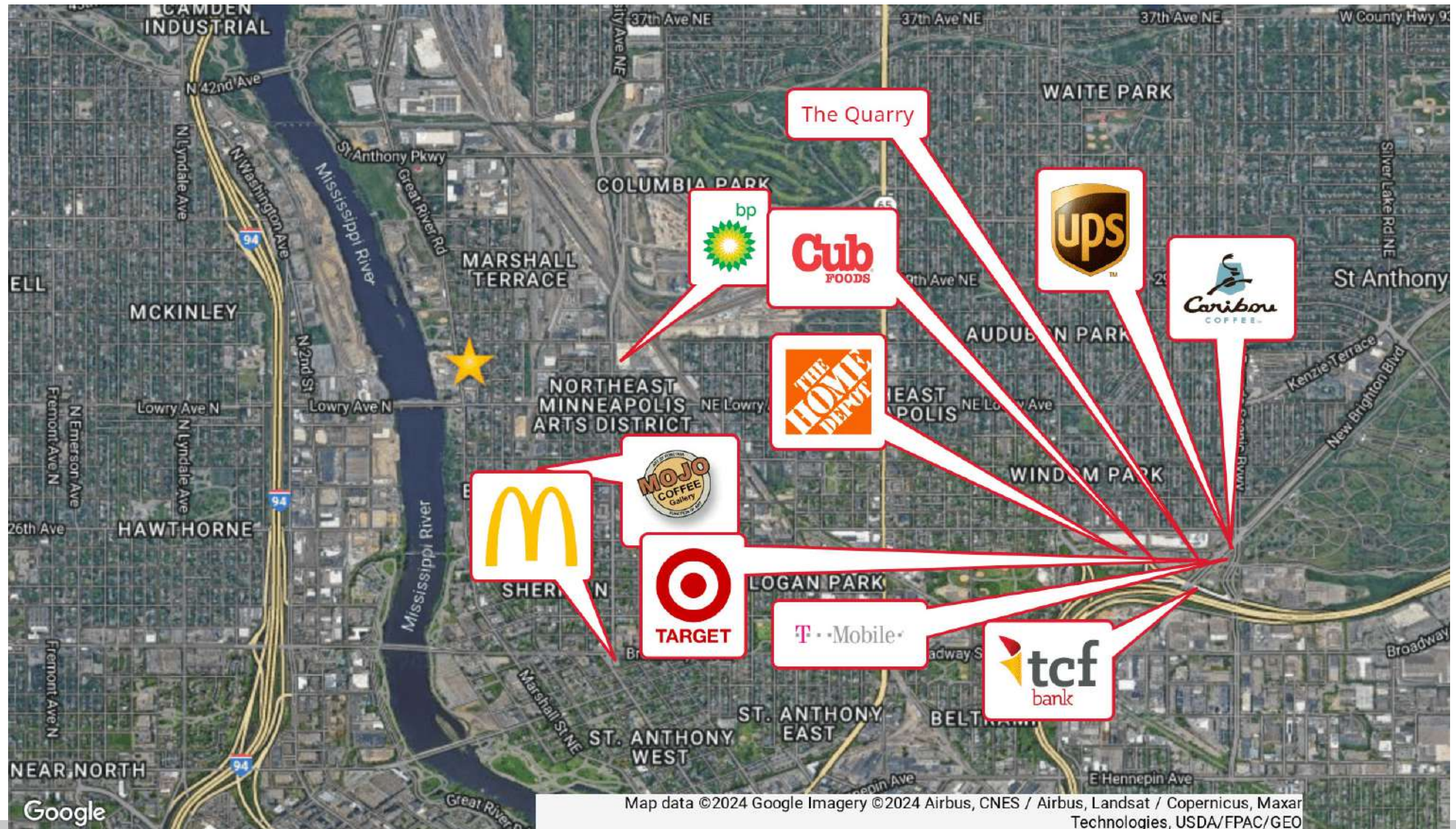


# RETAILER MAP

## HEY Y'ALL TIPSY TACO BAR (FORMERLY BETTY DANGERS)

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# DEMOGRAPHICS



# DEMOGRAPHICS MAP & REPORT

## HEY Y'ALL TIPSY TACO BAR (FORMERLY BETTY DANGERS)

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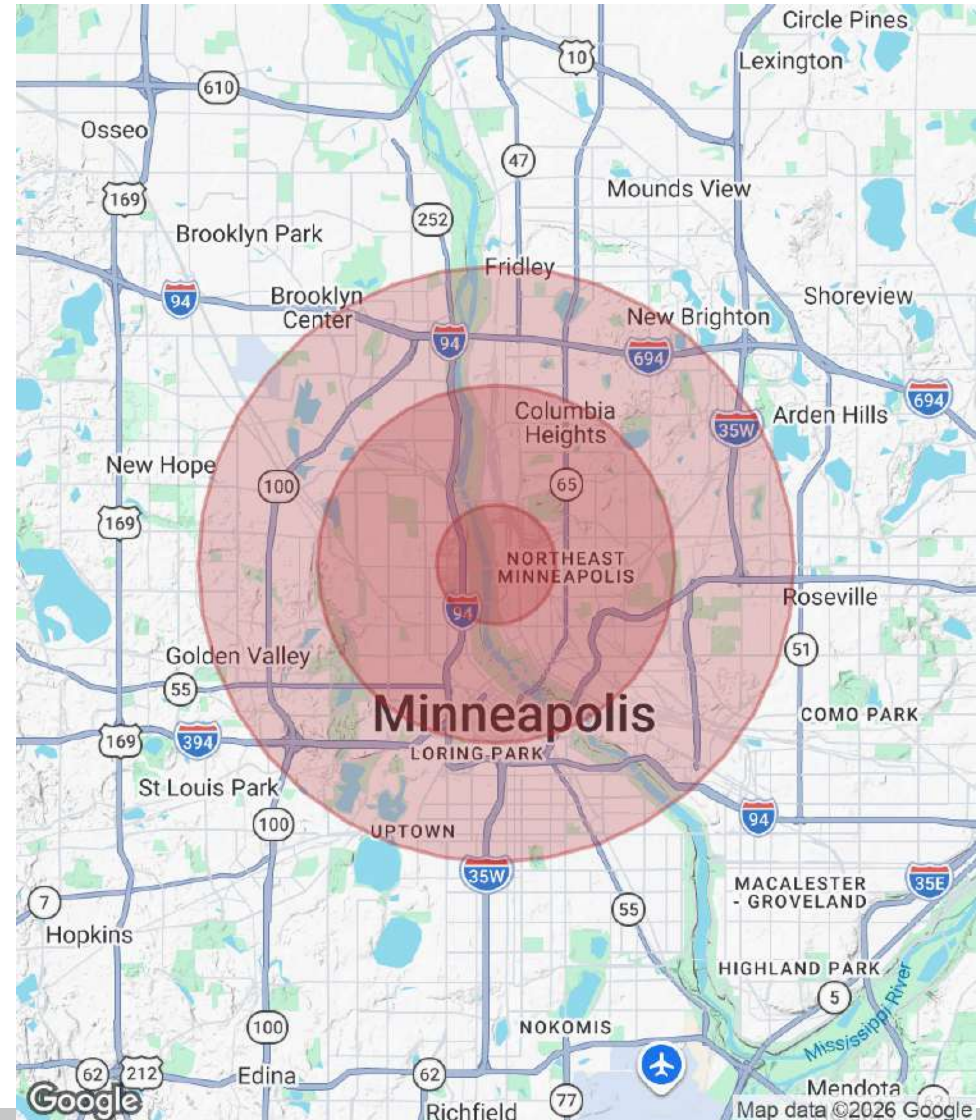
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,524	156,037	438,302
Average Age	31.7	32.0	32.0
Average Age (Male)	32.4	31.6	31.8
Average Age (Female)	31.7	32.7	32.3

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,186	67,371	189,337
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$43,266	\$57,505	\$57,736
Average House Value	\$221,500	\$215,240	\$229,396

\* Demographic data derived from 2020 ACS - US Census



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# TRAFFIC COUNTS

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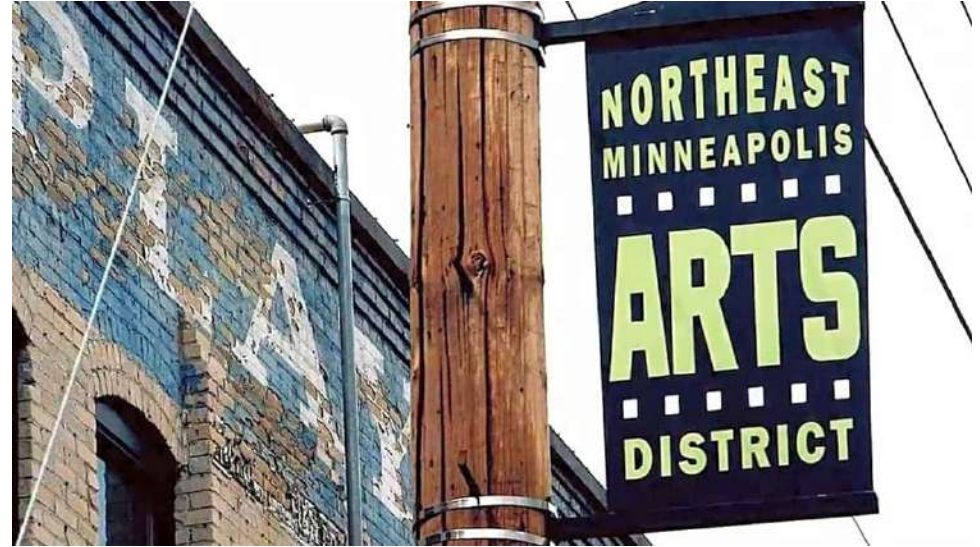


# ABOUT NE MINNEAPOLIS

## HEY Y'ALL TIPSY TACO BAR (FORMERLY BETTY DANGERS)

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### A QUICK HISTORY OF NORTHEAST MINNEAPOLIS

Northeast Minneapolis—otherwise lovingly known as “Nordeast” by the locals—was one of the first proper neighborhoods of Minneapolis. In the 1870s, the area bordering the Mississippi River just to the North of downtown was known as St. Anthony. When the industrial North Loop began to spill over, seeking new places for housing and retail, the city of Minneapolis annexed the community, and Nordeast was born. Today, it’s one of the fastest-growing neighborhoods in the United States and one of Minneapolis’s most sought-after commercial areas. Renovated historic warehouses are juxtaposed alongside new residential development, attracting a global community of young professionals and business owners. It’s a happening place.

The sprawling Northeast area is an up-and-coming area known for art galleries and studios in the Northeast Minneapolis Arts District, plus a mix of artisanal food shops, craft breweries, dive bars and decades-old sausage and cheese stores. Dining options range from experimental restaurants to old-school supper clubs. Along the river, Boom Island Park offers downtown skyline views and a footbridge to Nicollet Island.

Known for its fun artist community that’s spawned endless breweries and dive bars, Minneapolis’s Northeast neighborhood can be a lot to take in. But talk to any Twin Cities local, and you’ll quickly realize that Northeast is one of the most popular neighborhoods in town.

Sources: <https://discoverthecities.com/northeast-neighborhood-minneapolis/>

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# MEET THE TEAM

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