



215 10TH AVENUE S. UNIT 101 MINNEAPOLIS, MN 5545

PRIME OWNER/USER RETAIL OPPORTUNITY



FOR SALE OR LEASE

**MULTI-TENANT 1,600 SF CONDO SUITE IN THE BRIDGEWATER LOFTS
624 SF AVAILABLE FOR LEASE OR OWNER/OCCUPANT**

PRICE: \$499,900

**EXCLUSIVELY LISTED BY
GOLD GROUP REALTY, LLC**



AARON GOLDSTEIN

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BROKERAGE ASSOCIATE

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PROPERTY HIGHLIGHTS



TOTAL SF (APPROX.) 1,600 SF

Chiro: 624 SF (\$13,650 NNN) expires 11/25

Salon: 976 SF (\$15,600 NNN) in year 1 of 5, 5% annual increases
\$8,713

2025 TAXES

ASSOCIATION FEES

PARCEL SIZE

.13 Acres (5,842 SF)

SURFACE PARKING

2 Spots

YEAR BUILT

2006

TAX IDS

2602924120142, 2602924120522, 2602924120573

RESTROOMS

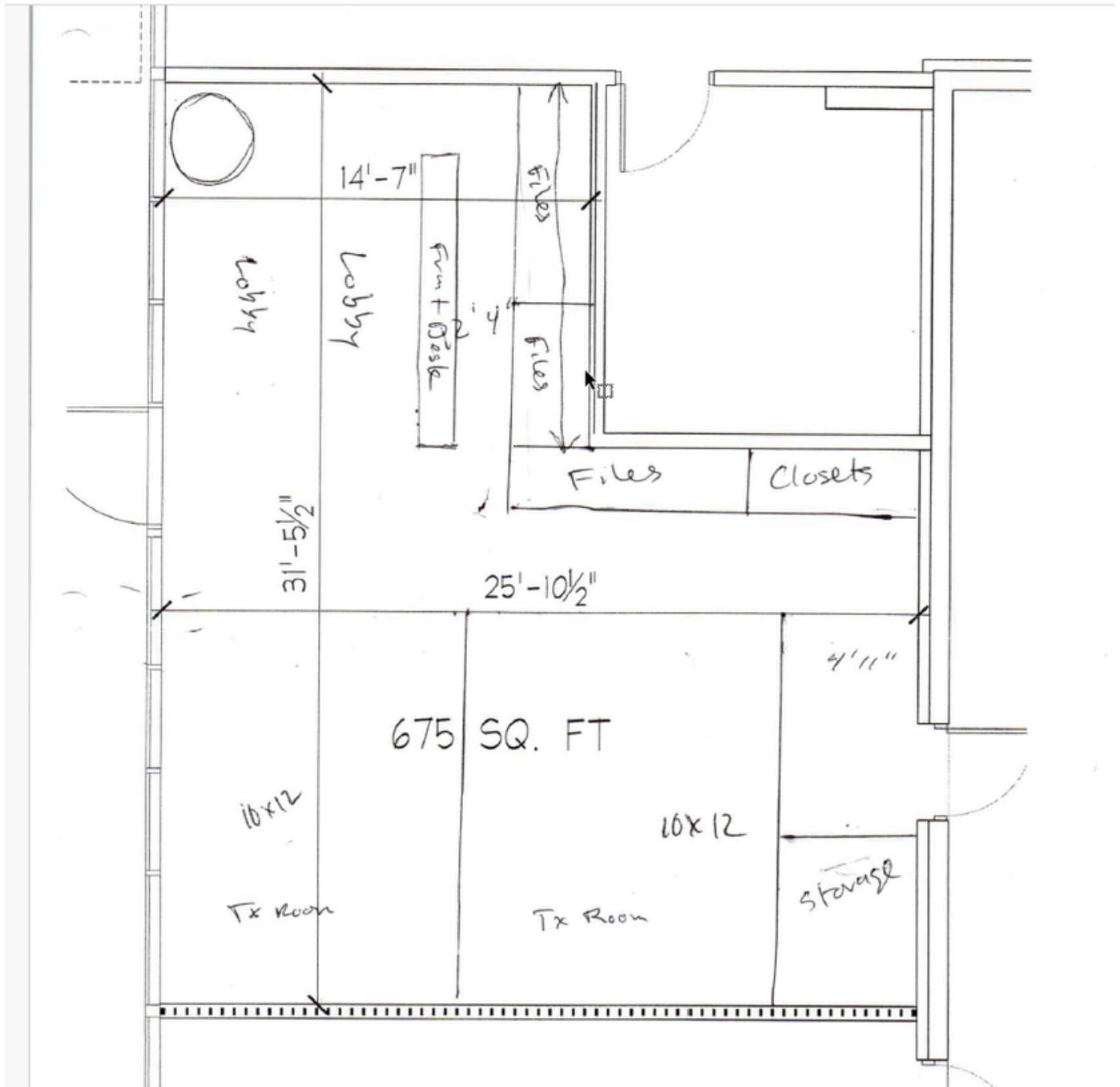
Included adjacent to Salon Suite

ADDITIONAL PARKING

PIDS 2602924120574 and 2602924120575 can be purchased for an additional \$40,000 each.



FLOOR PLAN - CHIRO SUITE





FLOOR PLAN - BOTH SUITES

