

TURN-KEY RESTAURANT/BAR

1024 E 38TH STREET, MINNEAPOLIS, MN 55407

FOR SALE AND FOR LEASE



OFFERING SUMMARY

SALE PRICE:	Negotiable
LEASE RATE:	Negotiable - Net Base

SIZE:	Building: 2,300 SF Patio: 1,327 SF
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YEAR BUILT:	1957
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RENOVATED:	2000 / 2013
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LOT SIZE:	0.33 Acres
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SEATING:	Interior: 63 Patio: 86
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PARKING RATIO:	13 Spaces
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SIGNAGE:	On Building
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ZONING:	C1 - Neighborhood Commercial District
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CROSS STREETS:	E 38th St & 11th Ave S
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PROPERTY OVERVIEW

We respectfully ask that you do not inquire or discuss this offering with staff at the location. Equipment included in the sale. Equipment list will be provided to interested parties. Thank you for your cooperation.

This unique, fully built-out turnkey restaurant presents an exceptional opportunity for an operator seeking immediate startup capability in one of Minneapolis' most active commercial corridors. This area continues to show stability and growth, making it an ideal setting for long-term business success. Whether launching a new brand or expanding an existing concept, this space accommodates diverse operational strategies.

Located along 38th Street East just east of I-35W and west of Hiawatha Avenue, the property benefits from consistent daily traffic flow, dense surrounding residential neighborhoods, and established commercial activity – ideal for attracting both loyal local patrons and destination diners.

PROPERTY HIGHLIGHTS

- Fully built-out commercial kitchen with cooking equipment & ventilation
- Complete bar infrastructure
- Existing indoor dining layout
- Hood system, grease trap, plumbing & electrical in place
- Equipment included in the sale. Equipment list will be provided to interested parties
- Minimal upfront investment required
- Immediate occupancy available

UNIQUE OUTDOOR FEATURE

- 1,327 SF Steel-Frame Solar Canopy - Designed for an inviting outdoor seating area
- Expanded dining capacity
- Patio & event flexibility
- Strong visual identity
- Enhanced customer experience

LOCATION ADVANTAGES

- High visibility corridor / Strong vehicle & pedestrian traffic
- Easy access from major thoroughfares
- Dense residential customer base
- Stable, growing commercial pocket of Minneapolis



AMK PROPERTIES TEAM
Suntide Commercial Realty 2550
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Paul, MN 55114
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INTERIOR PHOTOS:

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2,300 SF



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PATIO/OUTDOOR SEATING:

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1,327 SF



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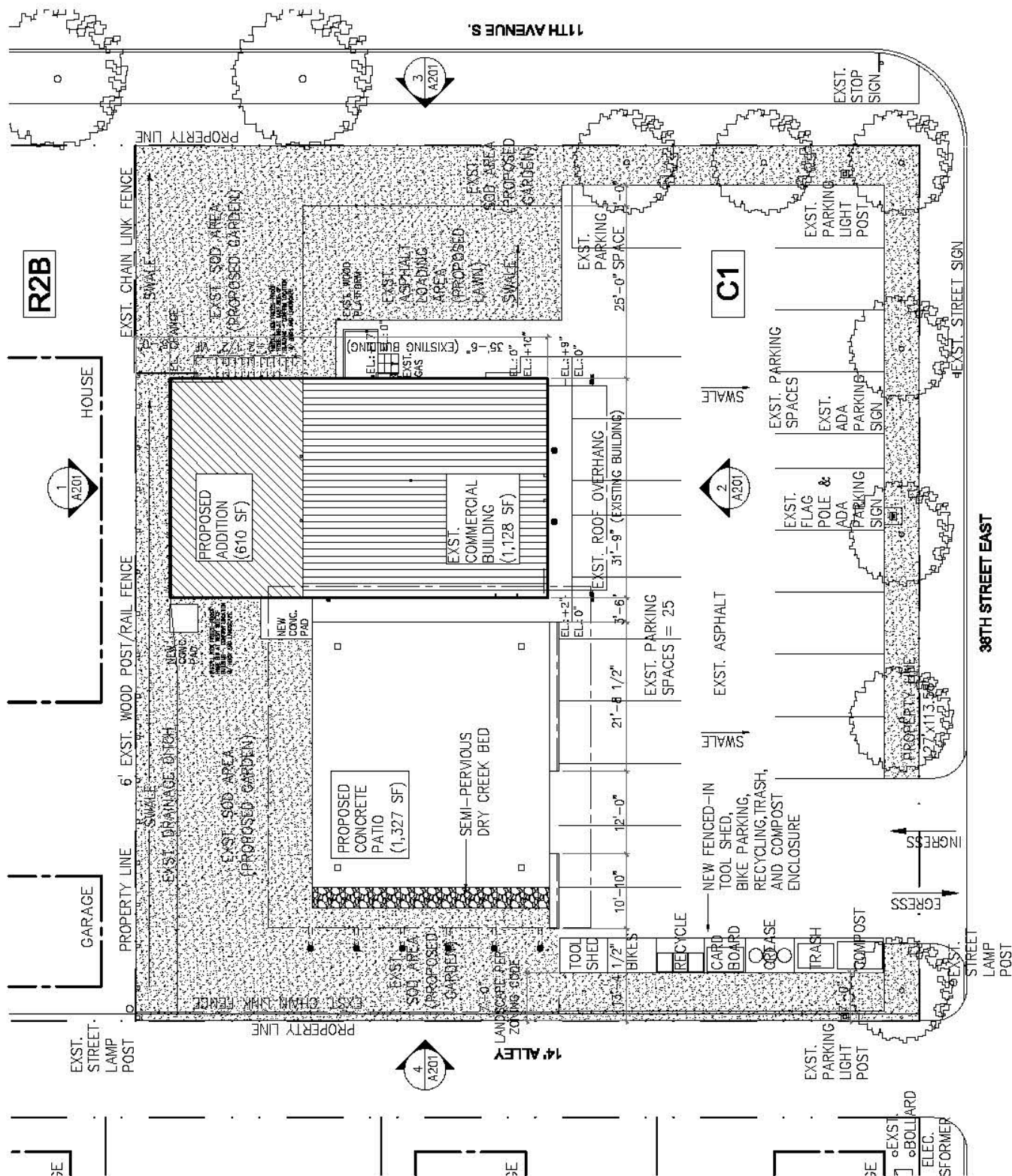
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0.33 ACRES



1 SITE PLAN
A100b 1/16" = 1'-0"



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INTERIOR FLOOR PLAN:

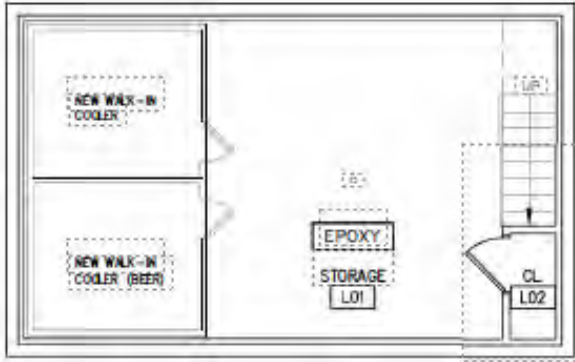
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2,300 SF

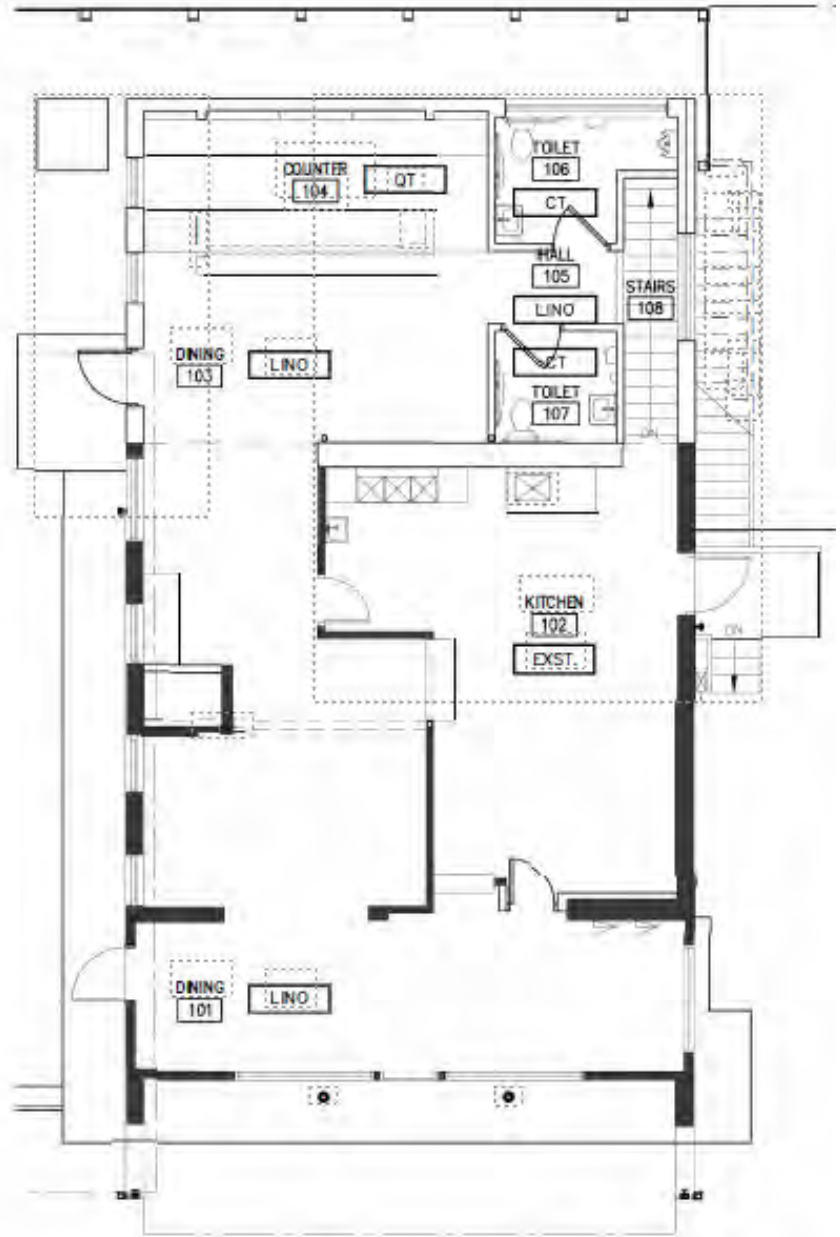
2,300 SF

Main Floor: 1,739 SF

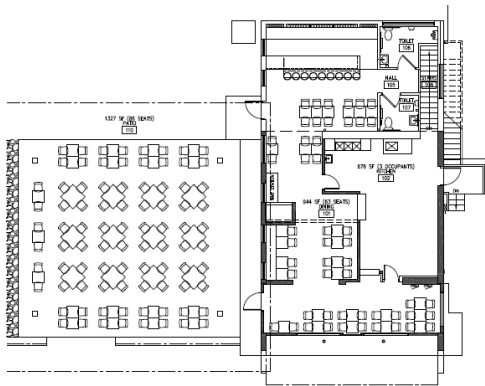
Lower Level: 561 SF



1 LOWER FLOOR FINISH PLAN
A701 1/8" = 1'-0"



2 MAIN FLOOR FINISH PLAN
A701 1/8" = 1'-0"



1 FURNITURE PLAN
A701 1/8" = 1'-0"



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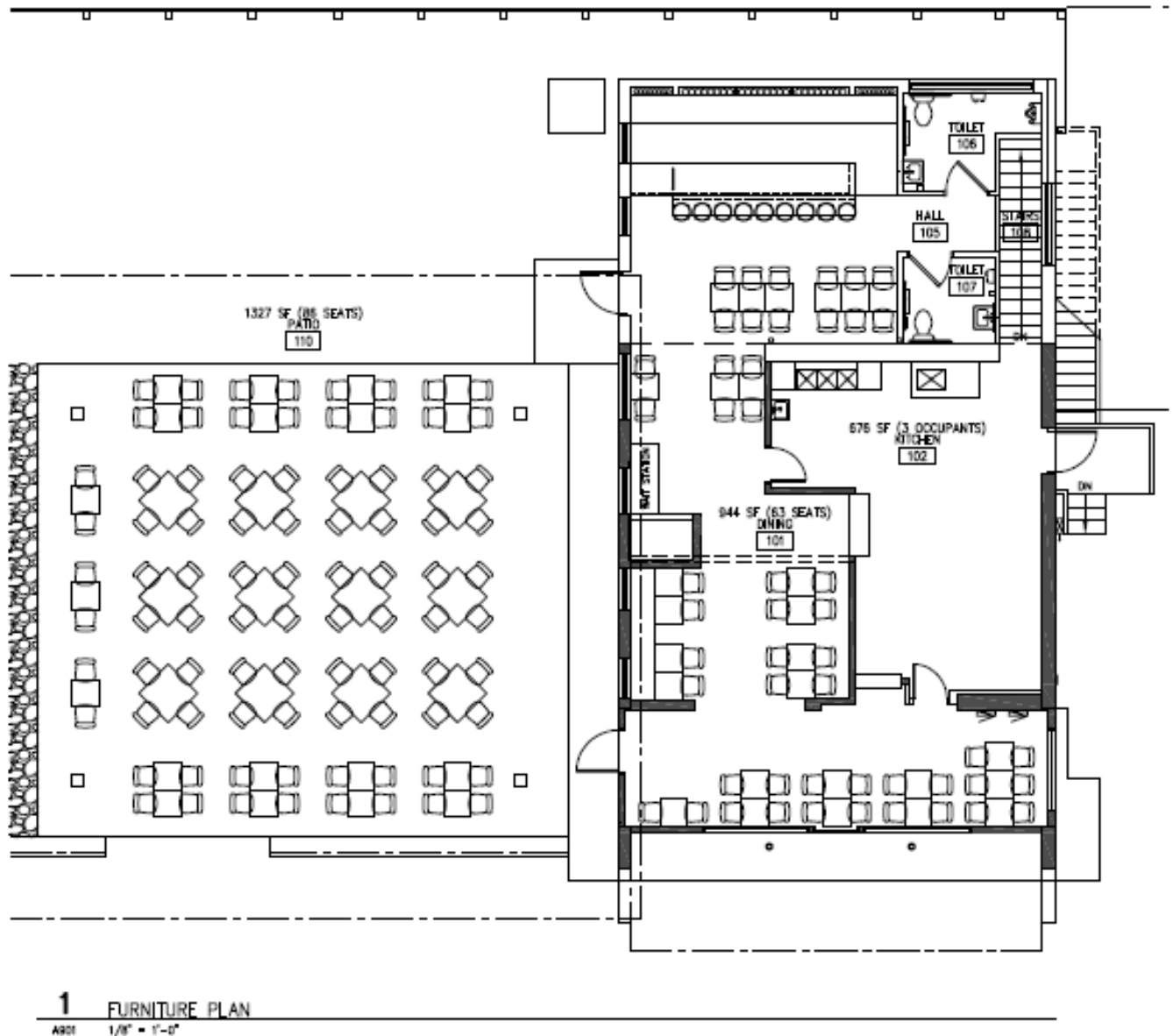
SEATING PLAN:

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SEATING PLAN:

Interior: 63 Seats

Patio/Exterior: 86 Seats



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LOCATION MAPS

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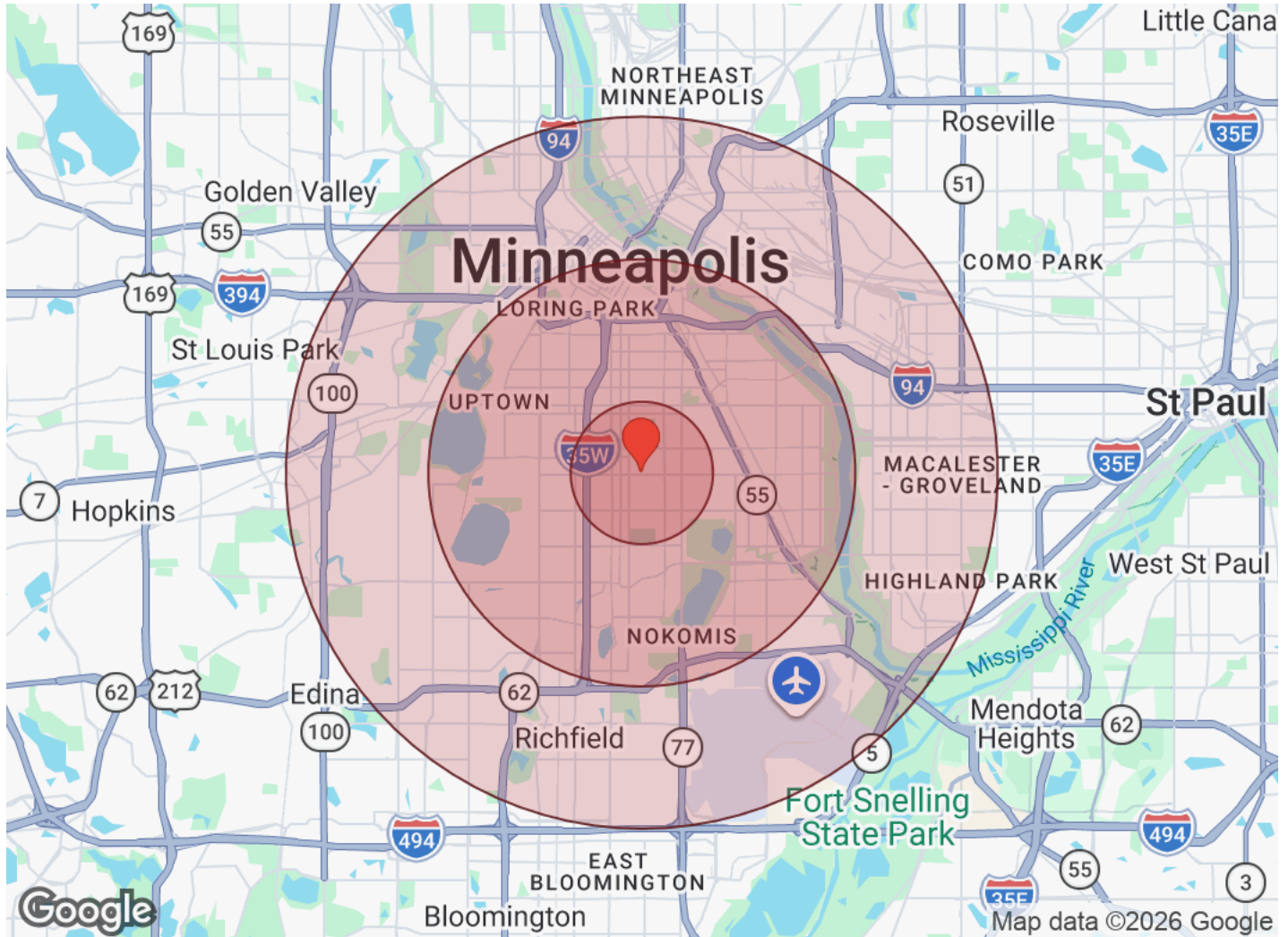
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	15,257	125,154	266,485
Female	15,290	112,094	242,348
Total Population	30,546	237,248	508,833

Housing	1 Mile	3 Miles	5 Miles
Total Units	12,769	120,633	254,833
Occupied	11,578	109,311	231,435
Owner Occupied	6,870	48,060	104,991
Renter Occupied	4,708	61,251	126,444
Vacant	1,190	11,322	23,398

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	6,004	36,846	77,602
Ages 15 - 24	3,850	33,235	80,089
Ages 25 - 54	15,191	112,896	228,696
Ages 55 - 64	2,582	23,351	50,673
Ages 65+	2,919	30,919	71,773

Income	1 Mile	3 Miles	5 Miles
Median	\$90,874	\$84,603	\$88,803
Under \$15k	722	9,766	18,174
\$15k - \$25k	468	6,537	13,605
\$25k - \$35k	629	6,678	13,313
\$35k - \$50k	984	10,355	20,182
\$50k - \$75k	1,789	15,816	33,564
\$75k - \$100k	1,883	14,325	30,566
\$100k - \$150k	2,429	18,215	39,528
\$150k - \$200k	1,240	10,520	23,180
Over \$200k	1,433	17,099	39,321



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