

221 Cedar Ave S

BUILDING FOR SALE

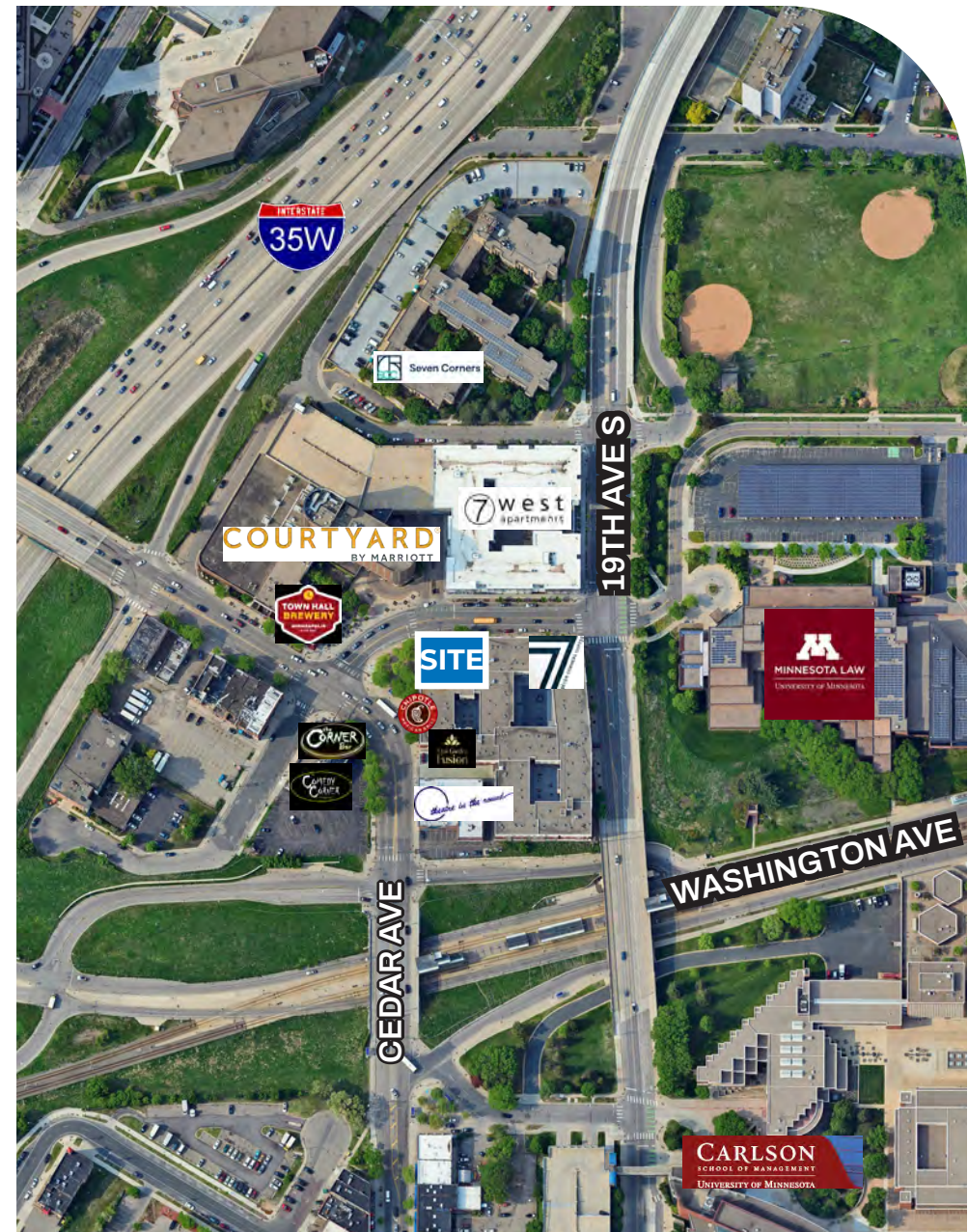
221-225 Cedar Ave S | Minneapolis, MN



Property Details

This unique opportunity features ten (10) apartment units above the restaurant, providing built-in residential income to complement the commercial space. Positioned at the highly visible Seven Corners intersection near the University of Minnesota Law School and Carlson School of Management, the location offers exceptional access to a strong and consistent customer base. It presents an ideal setup for a hospitality owner/operator looking to enhance returns through a mix of restaurant and residential income.

LOCATION	221-225 CEDAR AVE S MINNEAPOLIS, MN 55454
BUILDING SIZE	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
ASKING PRICE	NEGOTIABLE
2026 TAXES	\$58,872.52



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Russ Crawford

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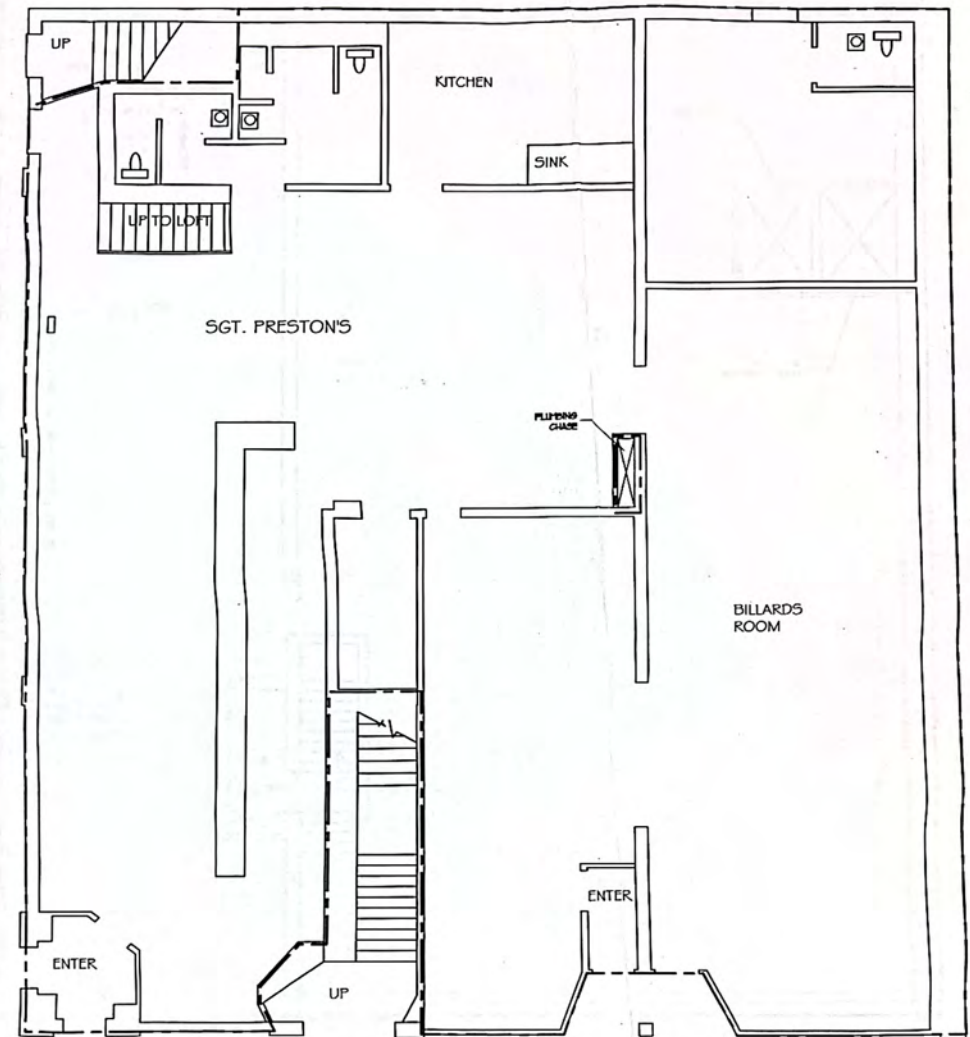
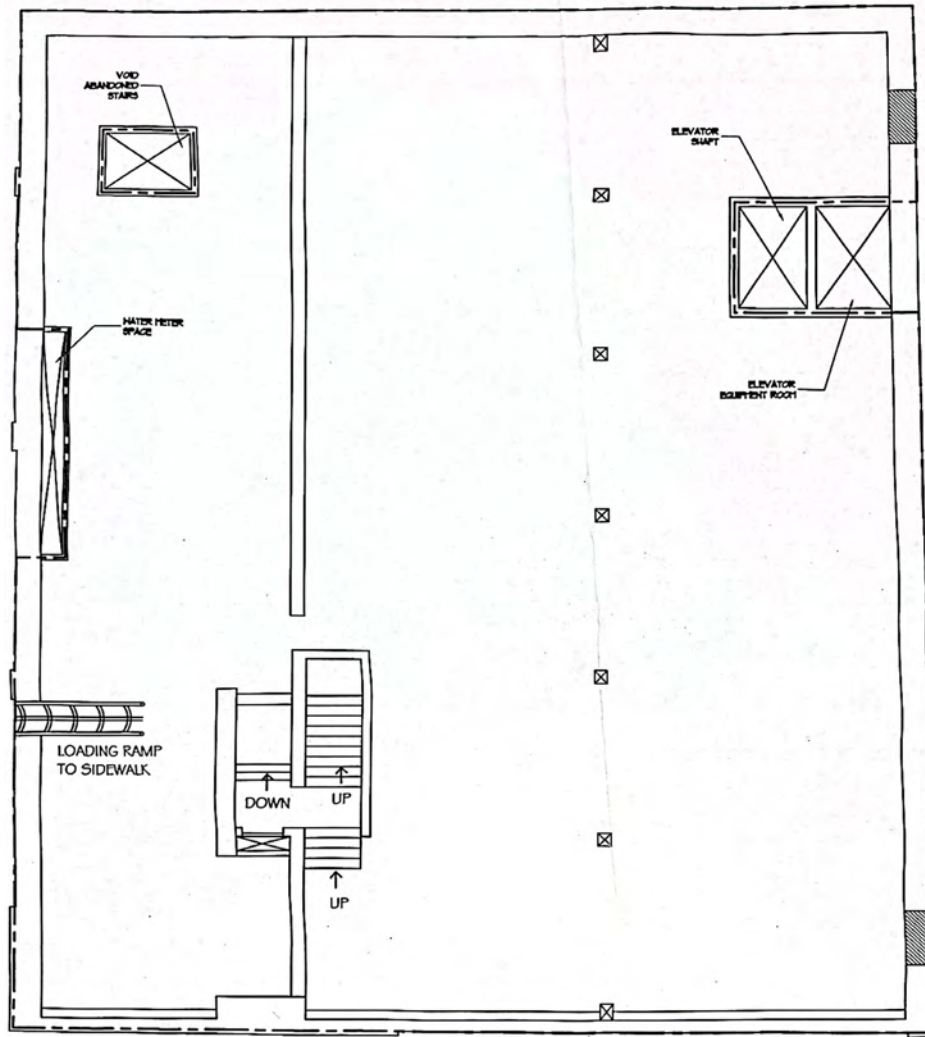
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Floor Plans

STREET LEVEL



LOWER LEVEL

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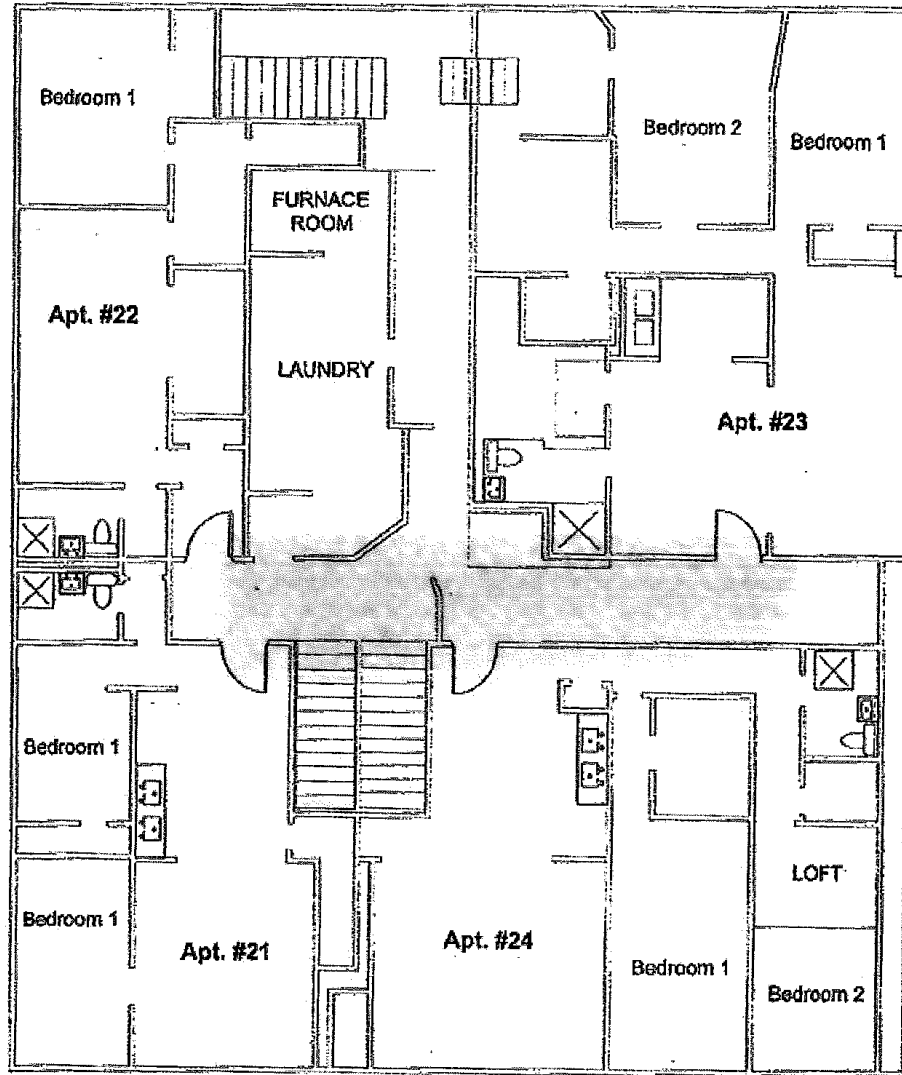
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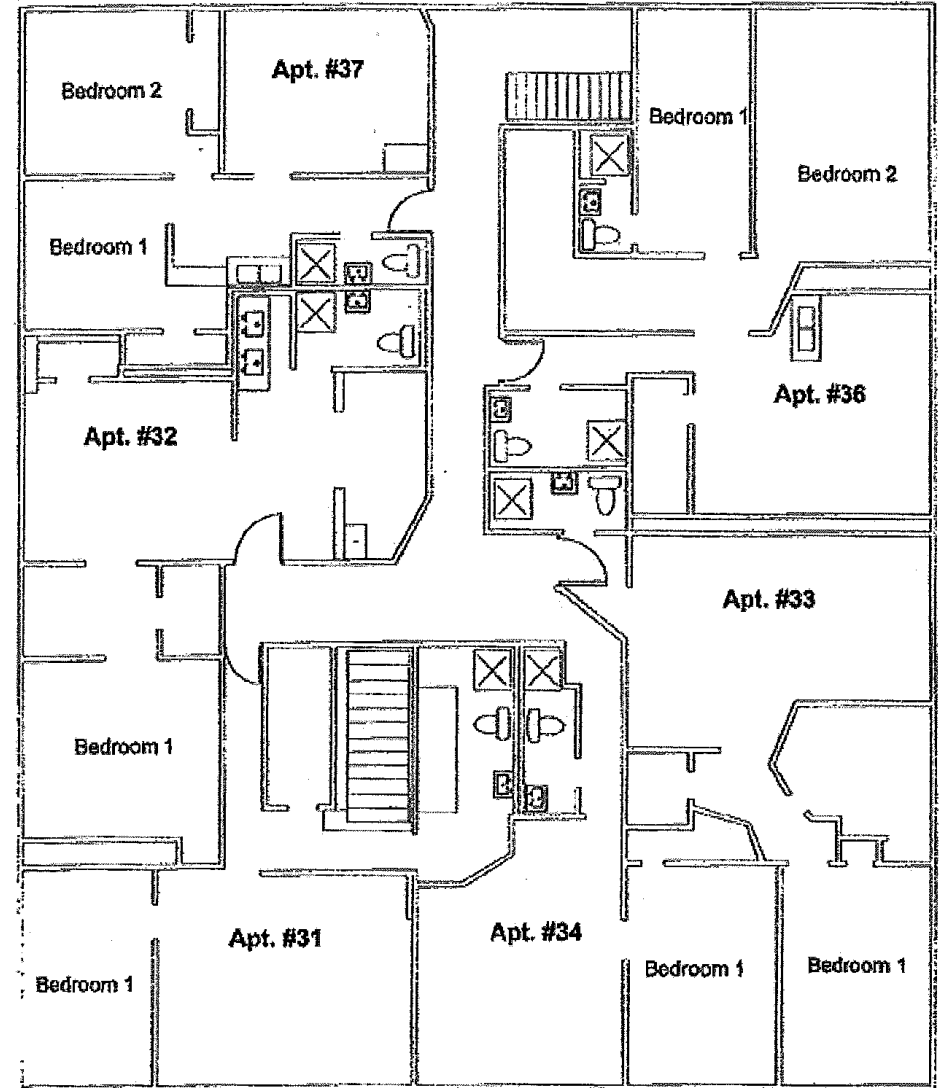
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Floor Plans

THIRD FLOOR



SECOND FLOOR



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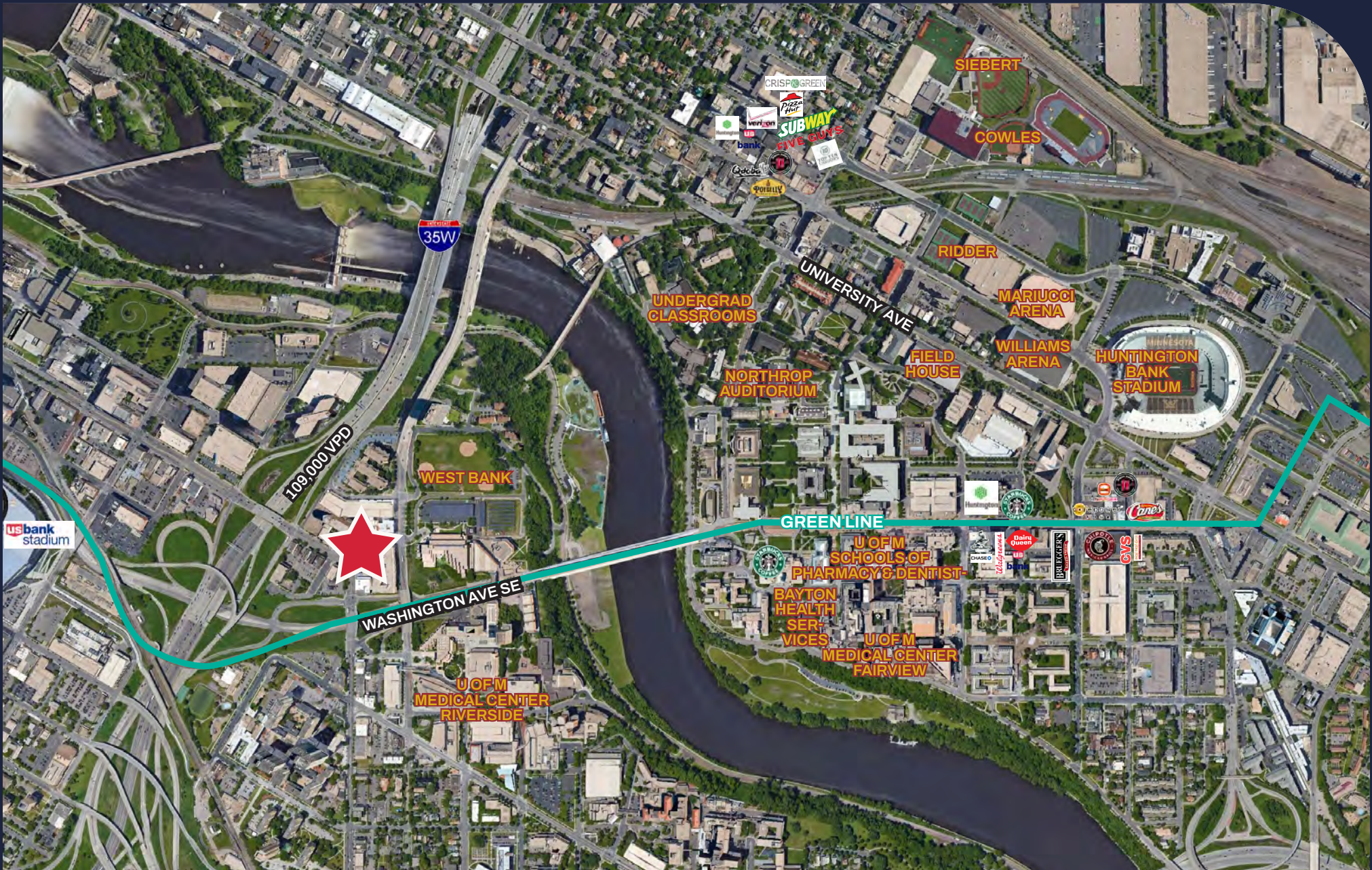
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Sample Income

UNIT #	SQ. FT. UNIT TYPE	ANNUAL RENT PER SQUARE FOOT			LEASE TERM		RENEWAL OPT. / CONCESSIONS / COMMENTS
		BASE RENT PSF	EXP. RECOV- ERY & 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



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