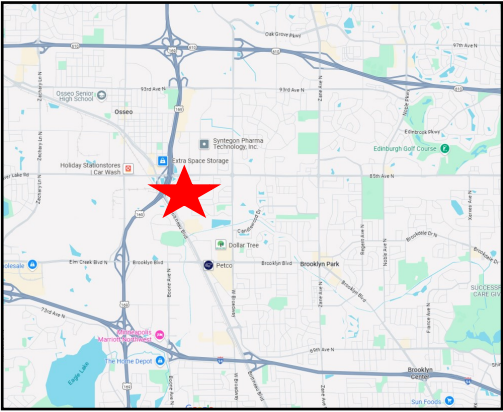




Commercial Kitchen / 2nd Generation Restaurant For Sale

**8200 Lakeland Avenue N
Brooklyn Park, MN 55445**



Key Details

Modern, Recently Constructed Commercial Kitchen with State-of-the-Art Equipment.

Includes 30-Foot Hood, 25-Foot Walk-In Fridge, and 25-Foot Walk-In Freezer

Spacious dining and kitchen areas designed for optimal workflow, easily adaptable for various restaurant or catering setups.

High-Visibility Location on CR-81 with Excellent Traffic Exposure.

Convenient ingress and egress with a large parking lot suitable for customers and delivery vehicles.

Prominent Pylon Signage Opportunity.

Space & Building Specifications

Purchase Price:	Negotiable
Building Size:	Approximately 2,787 SF
Year Built:	2009
Kitchen Addition and Remodel:	2023
PID:	19-119-21-13-0006
Lot size:	37,462 SF (0.86 acres)
Property Taxes 2024:	\$16,802.32

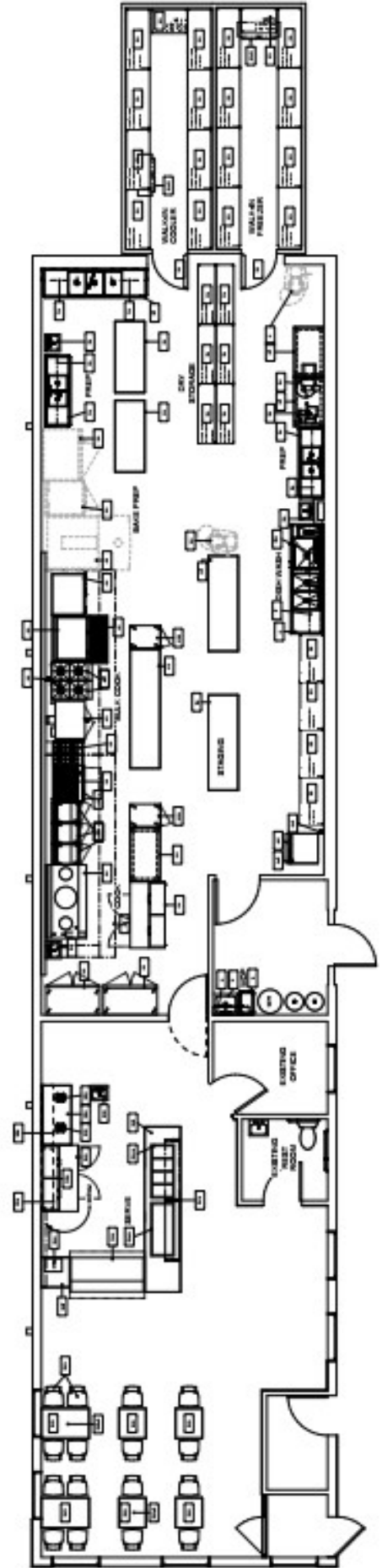
**Business is still in operation,
please contact brokers for a showing**



TaTonka Real Estate Advisors
150 South 5th St., #1400
Minneapolis, MN 55402
www.TaTonkaRE.com

<p>Tim Stewart 612.466.7304 tcs@tatonkare.com</p>	<p>Brad Mateer 612.466.7313 bmateer@tatonkare.com</p>
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Kitchen



Dining Area





Location Facts & Demographics

Demographics are determined by a 10 minute drive from 8200 Lakeland Ave N, Brooklyn Park, MN 55445

CITY, STATE

Brooklyn Park, MN

POPULATION

195,513

AVG. HHSIZE

2.63

MEDIAN HH INCOME

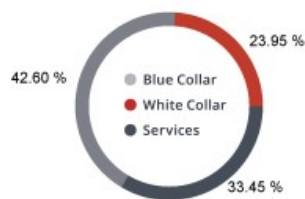
\$66,746

HOME OWNERSHIP

Renters: **19,200**

Owners: **53,975**

EMPLOYMENT



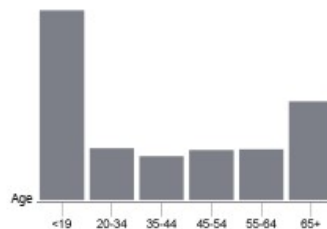
Employed: **52.80 %**
Unemployed: **1.46 %**

EDUCATION

High School Grad: **25.90 %**
Some College: **26.25 %**
Associates: **9.18 %**
Bachelors: **32.25 %**

GENDER & AGE

49.46 % 50.54 %

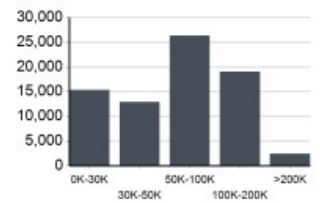


RACE & ETHNICITY

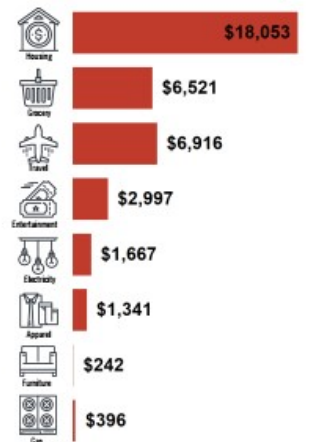
White: **56.33 %**
Asian: **11.30 %**
Native American: **0.07 %**
Pacific Islanders: **0.12 %**
African-American: **18.91 %**
Hispanic: **6.78 %**
Two or More Races: **6.50 %**



INCOME BY HOUSEHOLD



HH SPENDING



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