



**FOR LEASE & SALE!**



## **NORTH WASHINGTON BUILDING**

**1501 Washington Avenue N, Minneapolis, MN 55411**

**5,313 SF**

**RETAIL/OFFICE  
& WAREHOUSE  
SPACE**

**Brady Erickson**

612-295-3650

**[brady@CEGspaces.com](mailto:brady@CEGspaces.com)**

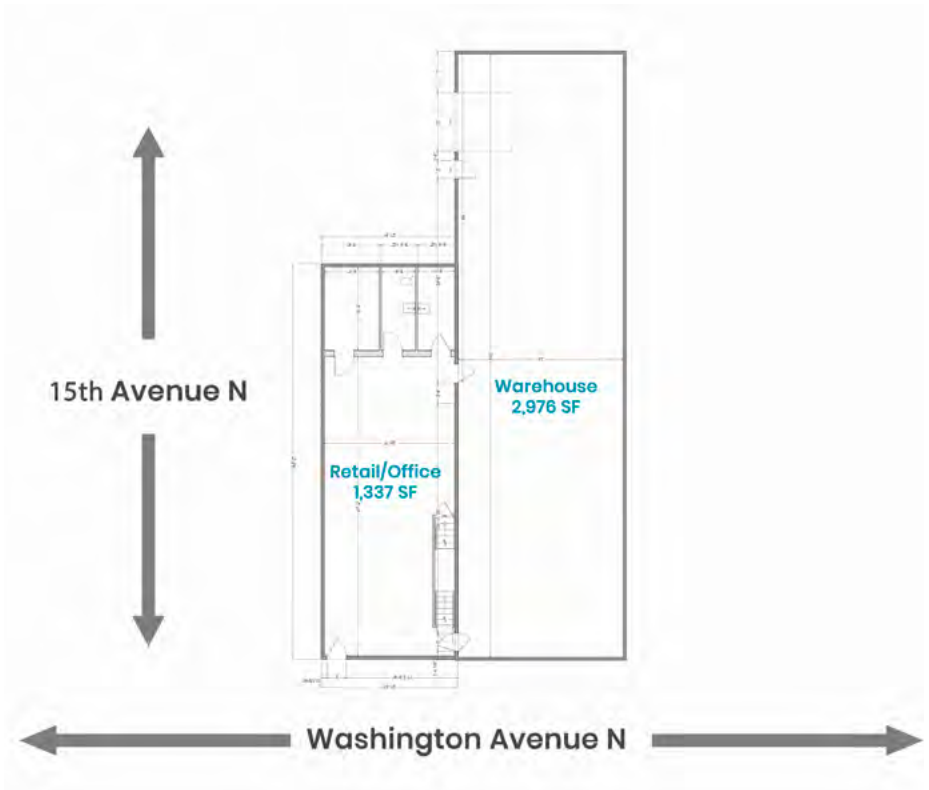
**Jeff Salzbrun**

612-428-3333

**[jeff@CEGspaces.com](mailto:jeff@CEGspaces.com)**

**Co**mmercial Equities Group  
— Investment Real Estate Services

# SPACE INFO



## **Warehouse: 2,976 SF**

- Approximately 102x28'
- One 8x10' drive-in door
- 10' clear
- 200 amp service (Two 100 amp panels)
- Two Modine BTU heaters

## **Retail/Office: 1,337 SF**

- Forced air heating and AC
- Original tin ceiling



**BASE RENT: \$10.00-15.00 PSF**

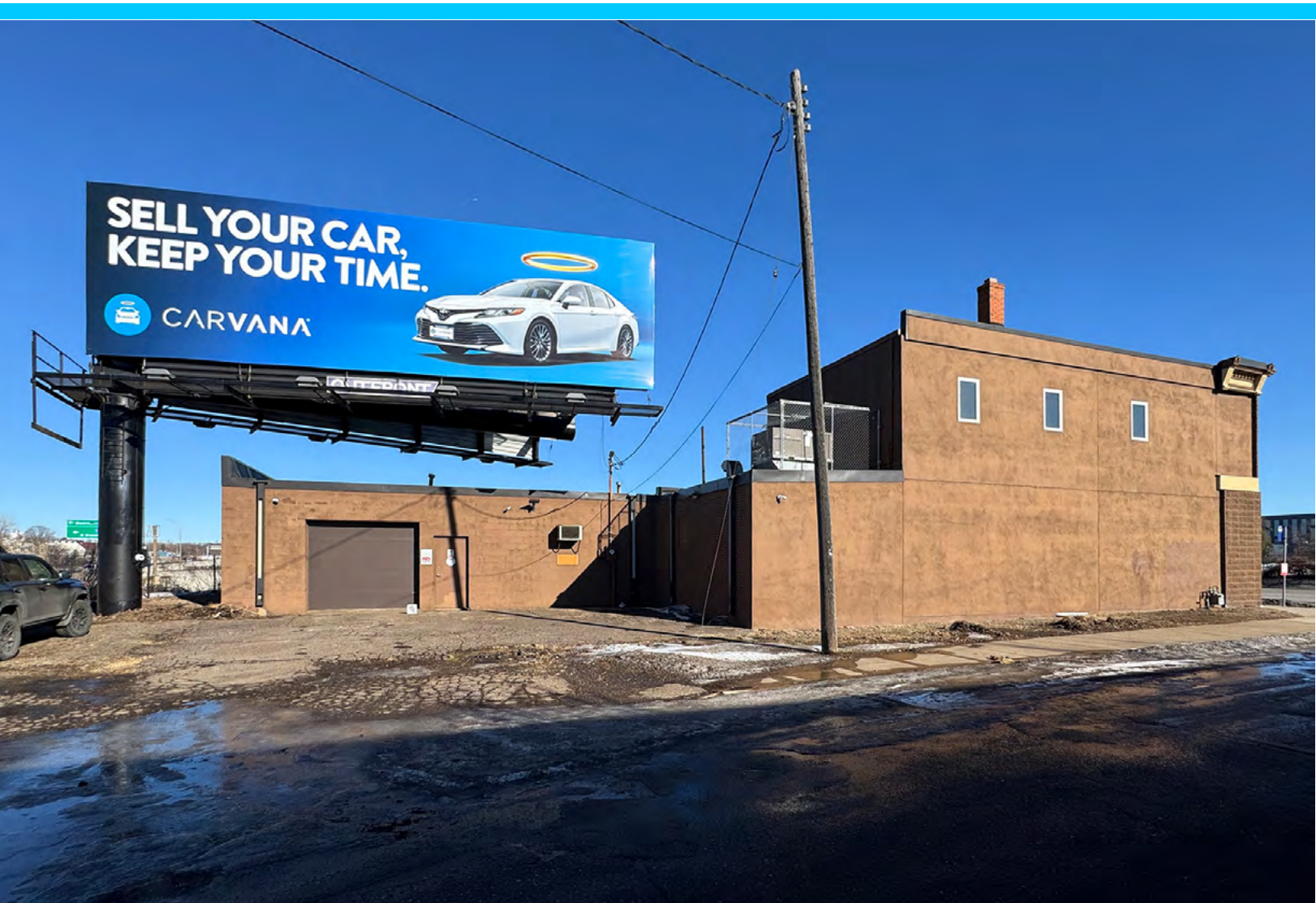
**EST. OP. EXPENSES: \$4.00 PSF**

**SALE PRICE: NEGOTIABLE      TAXES: \$11,906.62**

# THE PROPERTY

**Great fit for light industrial, service bay, or flex use.**

- Off-street parking (5 stalls)
- Built on 0.13 AC corner lot
- Steel entry doors
- Main level restroom
- Zoned PR2
- Bonus 1,000 SF upper level storage
- Website: [CEGspaces.com/n-washington](http://CEGspaces.com/n-washington)



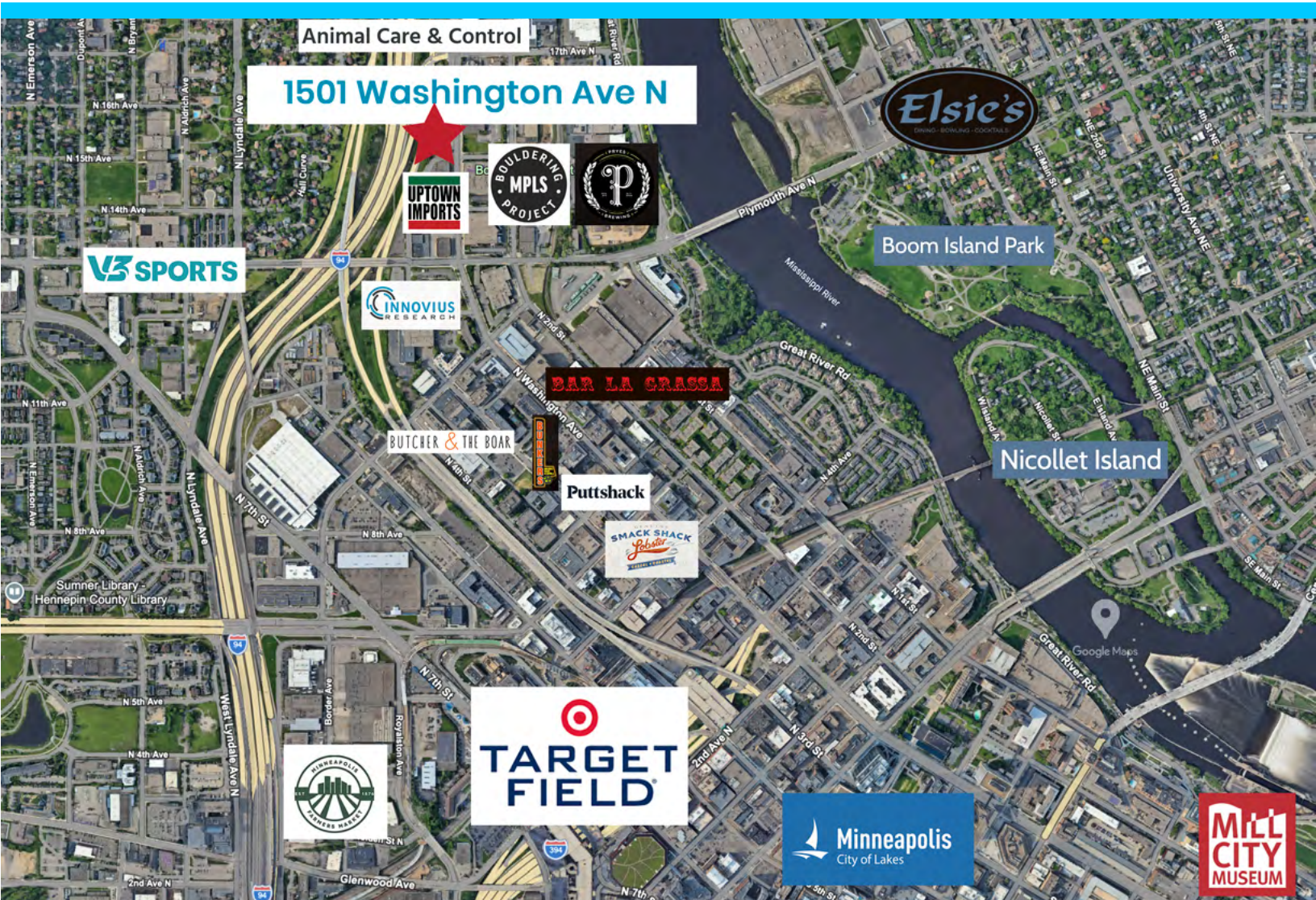
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# THE LOCATION

**Prime and highly visible location for commercial, retail, or industrial storage in the expanding, popular, and vibrant North Loop/Warehouse District.**

- Central Minneapolis location with easy access to Hwys 94 and 394
- Blocks from popular restaurant, recreation, retail, and notable attractions, including Bouldering MPLS Project, Pries Brewery, Bar La Grassa, Puttshack, Bunkers, Butcher & the Boar, and more
- Only 3 minutes from Target Field Station and the Northstar Commuter Rail



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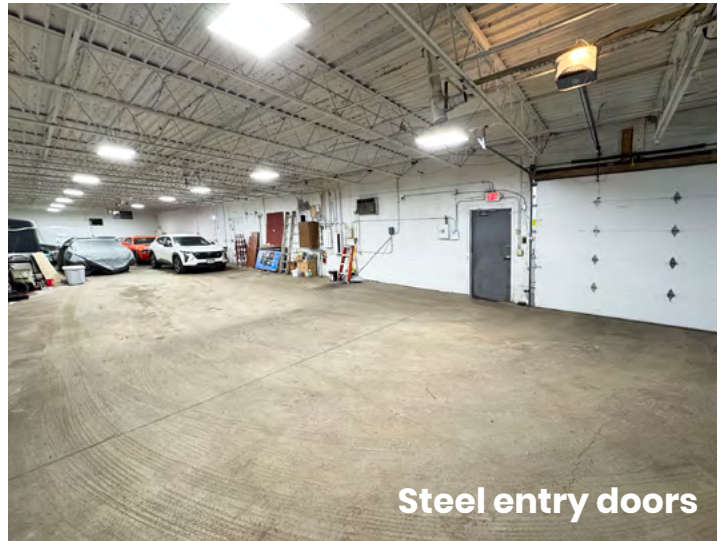
# THE SPACE



Off-street parking & drive-in door



10' clear with 8x10' drive-in



Steel entry doors



Heated warehouse space



Corner lot on busy thoroughfare