



FOR LEASE & SALE!



NORTH WASHINGTON BUILDING

1501 Washington Avenue N, Minneapolis, MN 55411

5,313 SF

**RETAIL/OFFICE
& WAREHOUSE
SPACE**

Brady Erickson

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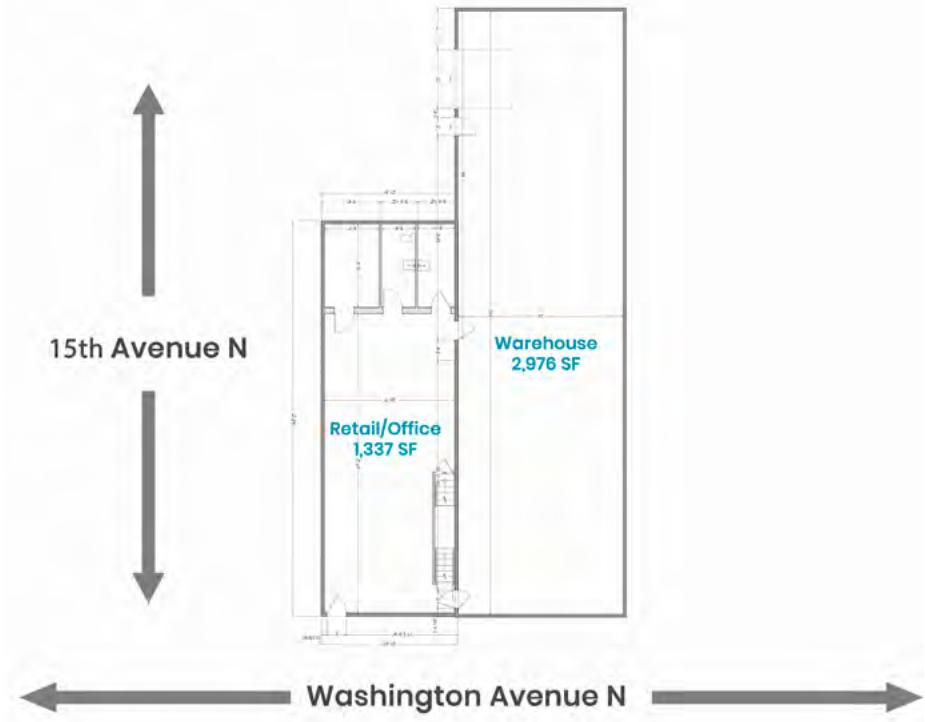
Jeff Salzbrun

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Commercial 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

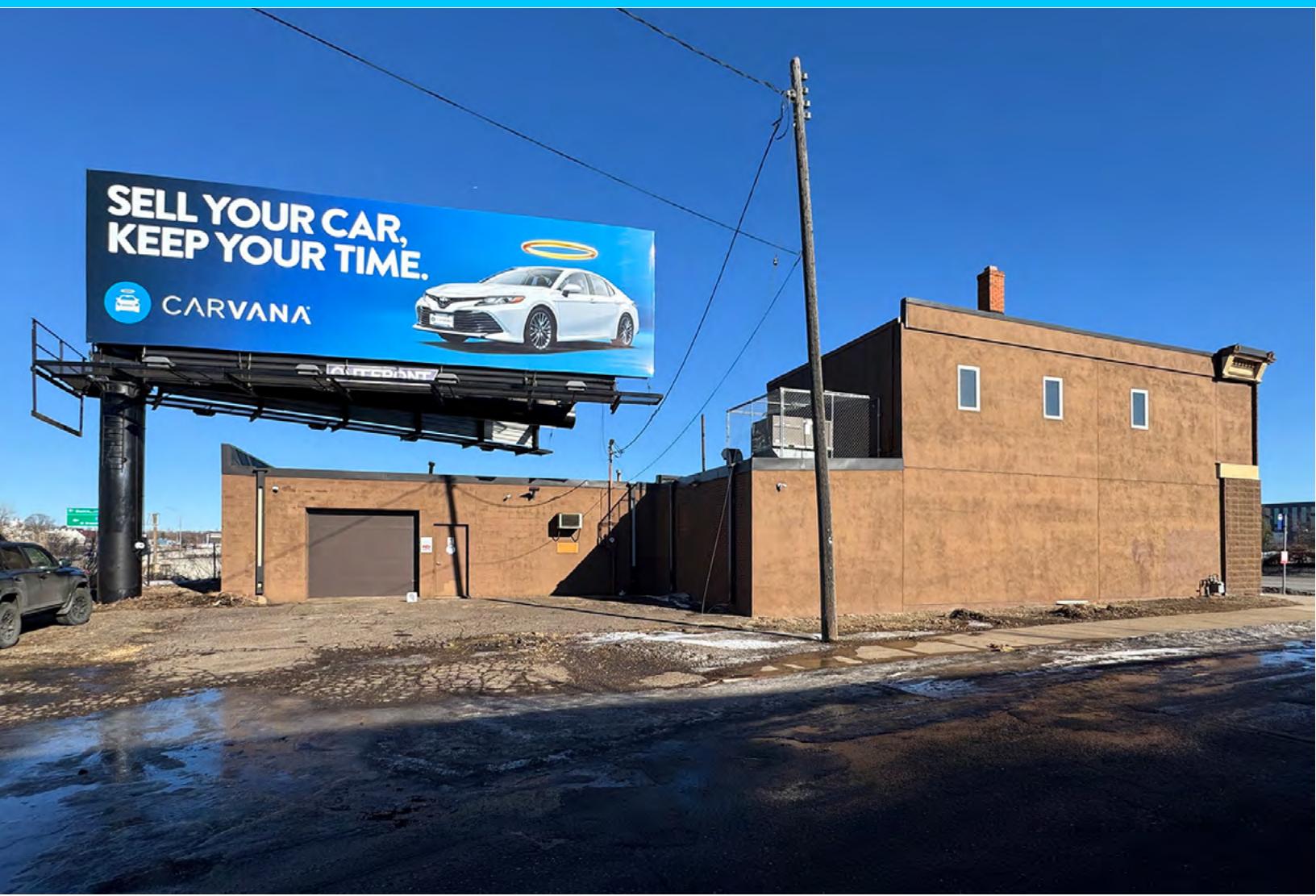
SALE PRICE: NEGOTIABLE

TAXES: \$11,906.62

THE PROPERTY

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

- About \$2,000/month billboard income for owner
- 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



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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, Pryes 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

