



# RETAIL FOR LEASE & SALE!



## THE IMPERIAL ROOM

415 N 1st Avenue, Minneapolis, MN 55401

**4,160 SF  
FOR LEASE**

**13,520 SF BUILDING  
FOR SALE**

**Brady Erickson**

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

# THE PROPERTY

**Formerly home to The Imperial Room, this iconic 1st Ave restaurant space delivers existing kitchen infrastructure, bar buildouts, and event-ready layout that dramatically reduces startup timeline and cost.**

- Multi-level restaurant/bar in historic 114-year-old building
- Ownership is motivated to partner with an experienced operator and is open to creative deal structures that support a strong launch
- Website: [CEGspaces.com/imperial](https://CEGspaces.com/imperial)

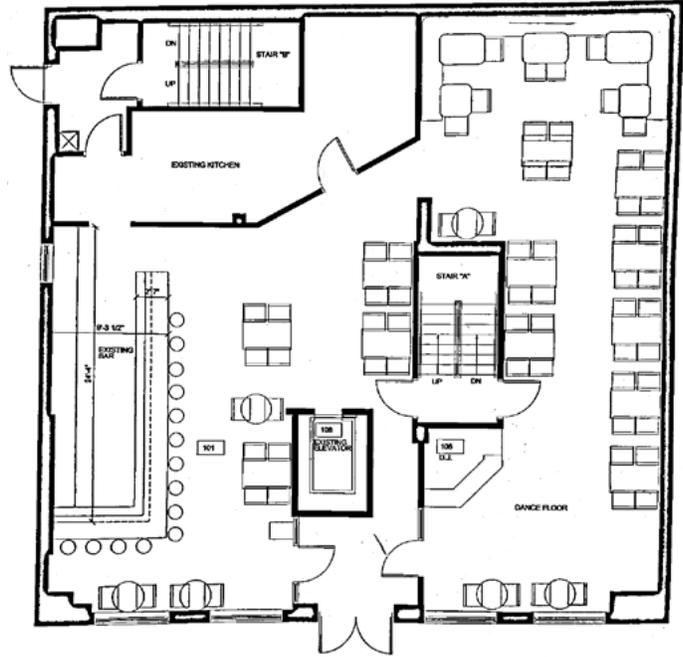


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# SPACE INFO

First Floor  
1,754.5 SF



Two-story bar/restaurant  
with elevator and two  
stairwells

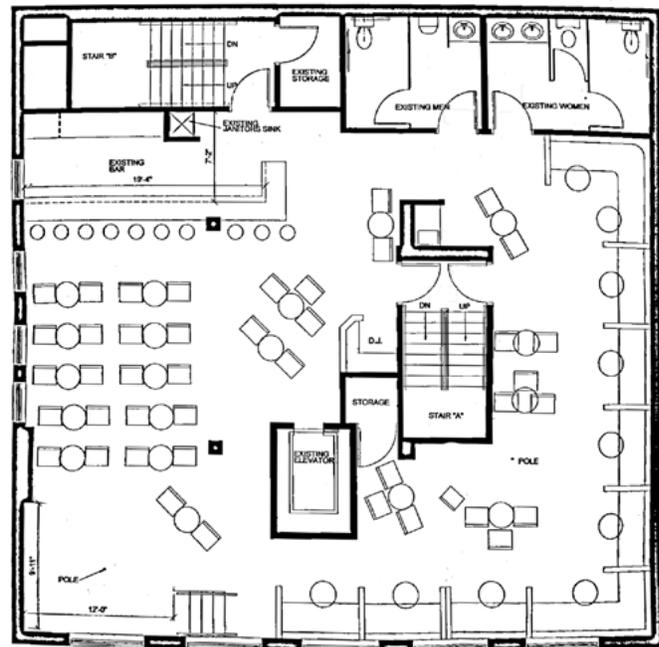
## First Floor:

DJ Booth  
Dance floor  
Bar  
Kitchen  
Vestibule

## Second Floor:

Bar  
Restrooms  
Storage

Second  
Floor  
2,080.4 SF



BASE RENT: \$19.50 PSF

EST. OP. EXPENSES: TBD

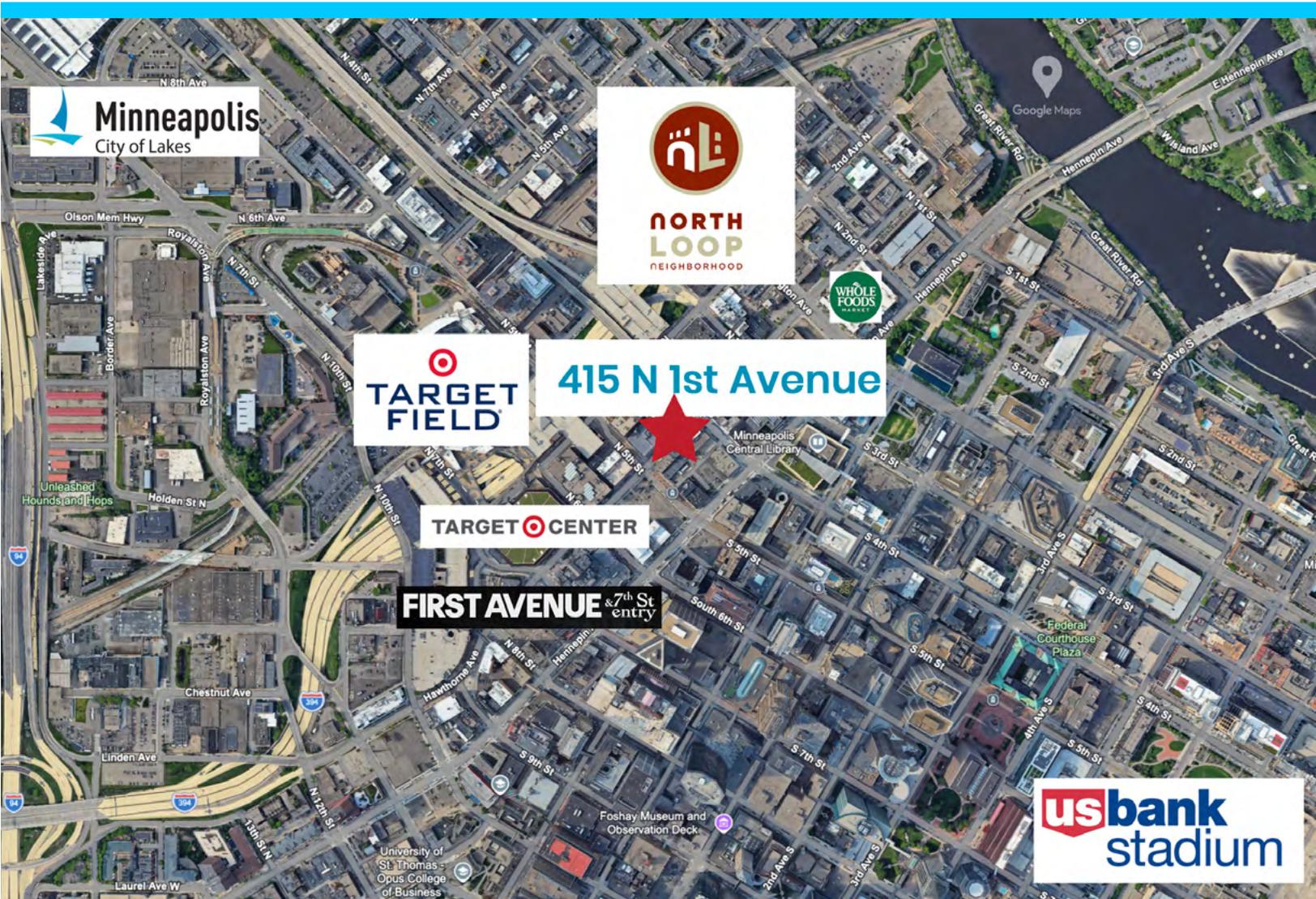
SALE PRICE: NEGOTIABLE

TAXES: \$37,180

# THE LOCATION

**Excellent location on legendary 1st Ave in the high density North Loop/Warehouse District.**

- Half a block from METRO Green and Blue Line
- Two blocks from Target Center and Target Field
- Minutes from US Bank Stadium
- Estimated population of 7,700+ and growing
- Popular with young professionals, with 77% of residents between ages 18-64 and a high median household income of \$125,000



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# THE SPACE



Iconic 1st Ave & Cool Retro Signage



First Floor Bar & Kitchen Window



Second Floor with Window & Stairs



Kitchen with Walk-in Cooler



Second Floor & Bar



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