



TURNKEY RESTAURANT OPPORTUNITY

RESTAURANT SPACE FOR LEASE

3749 Cedar Ave S | Minneapolis, MN 55407

Fully equipped restaurant with dining, kitchen, hood/exhaust, and basement storage.

Restaurant-ready food-service space with dining, service, kitchen, and basement storage.

Ideal for full-service, quick-service, cafe, takeout, delivery, catering, or specialty food concept.

Tenant to verify licensing, permitting, health/fire approvals, equipment condition, utilities, and code compliance.

2,986 SF

Total building area

\$4,500/MO

Modified gross

\$18.08/SF

Blended annual rate

\$28 + \$8.28

Allocation by level

Property Overview

A fully equipped restaurant space positioned for an operator seeking a turnkey food-service location in South Minneapolis. The layout includes customer seating, service/display area, commercial kitchen infrastructure, and basement storage. The space is positioned for quick-service, dine-in, takeout, delivery, cafe, bakery, catering, or specialty restaurant use, subject to tenant verification and required approvals.

Listing Snapshot

ADDRESS	3749 Cedar Ave S, Minneapolis, MN
TOTAL SIZE	2,986 SF
ABOVE GRADE	1,485 SF
LOWER LEVEL	1,501 SF
LEASE RATE	\$4,500/month
BLENDED PSF	\$18.08/SF/YR
ABOVE-GRADE RATE	\$28.00/SF/YR
BASEMENT RATE	approx. \$8.28/SF/YR
LEASE TYPE	Modified gross

Highlights

- Restaurant-ready interior with existing dining layout and service counter area.
- Commercial kitchen infrastructure visible, including hood/exhaust area and food-service equipment.
- Basement area identified for dry storage or other approved non-occupancy use.
- Strong fit for full-service, quick-service, takeout, delivery, or specialty food concept.
- High-visibility Cedar Avenue storefront in an established Minneapolis neighborhood.
- Tenant to verify all licensing, health, fire, building, zoning, and code requirements.

Property Description

Turnkey restaurant space for lease at 3749 Cedar Ave S in Minneapolis. The property includes approximately 2,986 SF total, with approximately 1,485 SF above grade and 1,501 SF basement/storage area. Offered at \$4,500 per month modified gross, or approximately \$18.08/SF/YR blended based on total building area. For marketing purposes, the rate may be understood as an allocation of \$28.00/SF/YR for the 1,485 SF above-grade restaurant space and approximately \$8.28/SF/YR for the 1,501 SF lower-level storage area. Existing restaurant layout, dining area, service/display counter, kitchen infrastructure, and food-service equipment create a strong opportunity for a qualified restaurant, cafe, takeout, delivery, or specialty food operator. Tenant to verify permitted use, licensing, equipment condition, code compliance, utilities, and all governmental approvals.

Photo Gallery



Dining area



Kitchen / service counter



Side view / Cedar Avenue storefront



Twilight storefront rendering

Listing Contact

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