

Turnkey Restaurant & Commercial Kitchen Space for Lease

Prime Minneapolis Commercial Opportunity

Property Address

**3749 Cedar Ave S
Minneapolis, MN 55407**

Property Overview

Exceptional turnkey restaurant and commercial kitchen opportunity available in a highly visible Minneapolis location. This fully equipped commercial space is ideal for an experienced restaurant operator, café owner, catering business, grocery market, carry-out establishment, or food-service entrepreneur seeking a ready-to-operate facility with existing commercial infrastructure already in place.

The property offers a professionally built commercial kitchen, dine-in and carry-out setup, and flexible operational potential for multiple food-service concepts.

Lease Terms

- **Monthly Base Rent: \$4,500 per month**
 - **Preferred Lease Term: Five (5) years**
 - Security deposit required
 - First month's rent and security deposit due upon lease execution
 - Tenant responsible for utilities, business licenses, permits, liability insurance, and operational compliance
 - Personal guaranty required
 - Lease subject to Lessor's review and approval of the prospective tenant
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Tenant Procurement / Leasing Commission

If a prospective tenant is introduced or procured by the referring party and is subsequently approved by the Lessor, a **one-time leasing commission of \$2,970.00** may be payable to the referring party.

The commission shall be **earned and payable only upon the successful execution of a lease agreement by both the Lessor and the approved tenant.**

No commission shall be due or payable solely because a prospective tenant has been introduced, referred, or has submitted an application.

No commission shall be payable if:

1. The prospective tenant is not approved by the Lessor;
2. The prospective tenant does not enter into a lease;
3. The lease is not fully executed by all required parties;
4. The proposed transaction is cancelled before execution of the lease; or
5. The Lessor elects not to proceed with the prospective tenant for any lawful reason.

The Lessor retains the sole and exclusive right to evaluate, approve, or reject any prospective tenant and to establish the final terms and conditions of any lease.

The referring party shall not have authority to negotiate or modify lease terms, make representations or warranties on behalf of the Lessor, promise concessions, collect rent or deposits, or otherwise bind the Lessor unless expressly authorized in writing.

The \$2,970.00 payment is a **one-time commission only** and shall not create any continuing obligation for renewal commissions, management fees, referral fees, or other compensation unless separately agreed to in a written agreement signed by the Lessor.

Any compensation arrangement shall be subject to all applicable federal, state, and local laws, including applicable Minnesota requirements concerning real estate brokerage, leasing, agency, and compensation.

Included Equipment & Improvements

The following equipment and improvements are included with the premises:

- 10-foot commercial ventilation hood system
- Commercial cooking stove
- Two (2) commercial deep fryers
- Walk-in cooler

- Separate commercial freezer
- Food preparation station with refrigerated prep storage
- Espresso machine and dairy refrigerator
- Beverage display cooler
- Furnished dine-in and carry-out layout
- Catering-ready commercial kitchen configuration
- Existing restaurant infrastructure and utility setup
- HVAC system
- Existing commercial electrical service

All equipment remains the property of the Lessor unless otherwise agreed in a separate written agreement. No equipment ownership is transferred to the tenant by virtue of the lease.

Property Features

- Prime South Minneapolis location
 - High visibility and strong accessibility
 - Turnkey setup — walk in and begin operations
 - Suitable for restaurant, café, market, catering, or carry-out use
 - Existing kitchen infrastructure significantly reduces startup costs
 - Established commercial food-service layout
 - Flexible operational potential
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Parking & Accessibility

- Approximately four (4) off-street parking spaces located behind the building
 - Additional nearby public street parking available
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Important Lease Information

- Premises are leased in “**AS IS, WHERE IS**” condition, except as expressly provided in the executed lease.
- Tenant is responsible for maintenance, repairs, cleaning, pest control, grease disposal, trash removal, snow and ice removal, utilities, and operational compliance, except for obligations expressly retained by the Lessor under the lease.

- Tenant is responsible for obtaining and maintaining all licenses, permits, inspections, and approvals required for its intended use.
 - Tenant must independently verify that its proposed business use is permitted by applicable zoning, licensing, health, fire, and other governmental requirements.
 - No assignment, transfer, subleasing, or change in control without the Lessor's prior written consent.
 - All equipment and fixtures owned by the Lessor remain the Lessor's property.
 - Tenant shall maintain appropriate commercial general liability and other insurance required under the lease.
 - Tenant shall comply with all applicable federal, state, county, and municipal laws, ordinances, codes, regulations, and licensing requirements.
 - Failure to comply with lease obligations may constitute a default and may result in termination of the lease and other remedies available to the Lessor.
 - Serious and qualified inquiries only.
 - **Final lease terms are governed exclusively by the written lease agreement executed by the Lessor and tenant. This advertisement does not constitute a lease or a binding offer to lease.**
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Ideal Uses

- Restaurant
 - Café
 - Coffee shop
 - Catering business
 - Carry-out establishment
 - Meal preparation operation
 - Specialty grocery or market concept
 - Food production business
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Contact Information

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