

TURNKEY COMMERCIAL LEASE OPPORTUNITY – FULLY EQUIPPED RESTAURANT SPACE

BUSINESS OPPORTUNITY AVAILABLE

Fully equipped restaurant business and commercial space available for lease. Excellent opportunity for an experienced operator seeking a ready-to-open location for a restaurant, grocery market, carry-out, café, or catering business.

Location:

3749 Cedar Ave. S, Minneapolis, MN 55407

LEASE TERMS

- **Monthly Base Rent:** \$5,000.00 per month
 - **Lease Term:** Five (5) years
 - **Equipment Lease:** \$30,000.00
 - **Security Deposit:** Required
 - **First Month's Rent & Security Deposit Due at Lease Signing**
 - Tenant responsible for all required business licenses, permits, utilities, insurance, and operational compliance.
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INCLUDED EQUIPMENT & FEATURES

- ✓ 10-foot commercial ventilation hood
 - ✓ Commercial stove
 - ✓ Two (2) deep fryers
 - ✓ Walk-in cooler
 - ✓ Separate commercial freezer
 - ✓ Food preparation area with ingredient refrigerator
 - ✓ Espresso machine and dairy refrigerator
 - ✓ Beverage display cooler
 - ✓ Furnished dine-in and carry-out setup
 - ✓ Catering-ready kitchen layout
 - ✓ Established customer traffic and business potential
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PROPERTY FEATURES

- Prime Minneapolis location
 - Turnkey setup – walk in and begin operations
 - Suitable for restaurant, market, café, carry-out, or catering business
 - High visibility and accessibility
 - Existing commercial kitchen infrastructure included
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IMPORTANT LEASE CONDITIONS

- Premises leased in “AS IS” condition.
 - Lessee responsible for maintenance, repairs, and compliance with all health, safety, and city requirements.
 - No assignment or subleasing without prior written consent of Lessor.
 - All equipment remains property of Lessor unless otherwise stated in writing.
 - Failure to pay rent or comply with lease terms may result in default and termination.
 - Personal guaranty may be required for business entities.
 - Serious inquiries only.
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CONTACT INFORMATION

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Schedule a viewing today and take advantage of this turnkey commercial opportunity.