



RESTAURANT+BAR+CAFE FOR LEASE



428 S Second St Minneapolis, MN 55401



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BUSINESS OVERVIEW

HIGHLIGHTS

Welcome to an exceptional opportunity to own a turnkey restaurant with additional built-in revenue from upstairs tenants. This fully-equipped restaurant is located in a prime location, offering a fantastic space for culinary entrepreneurs looking to establish or expand their business. With all the



necessary equipment included and a consistent revenue stream from the tenants upstairs, this property presents an enticing prospect for investors or aspiring restaurateurs.

Rental Price Per Square Foot	Negotiable
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Furniture, Fixtures & Equipment	Included
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Inventory	Not Included
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PROPERTY FEATURES



SQUARE FEET

Restaurant: 5,910



PARKING

Off Street, Metered Street



CAPACITY

Approximately 187

Along with the high end chefs kitchen package, this leasable space also includes a turnkey ready Café, and Coffee shop. Located above the restaurant is a retirement community with an already established in-house catering menu to support the new operator. Very rare opportunity to get into a true turnkey restaurant, café, bar, and built-in catering with all equipment needed to serve any menu.

PRIME LOCATION

BAR + RESTURARNT + CAFE

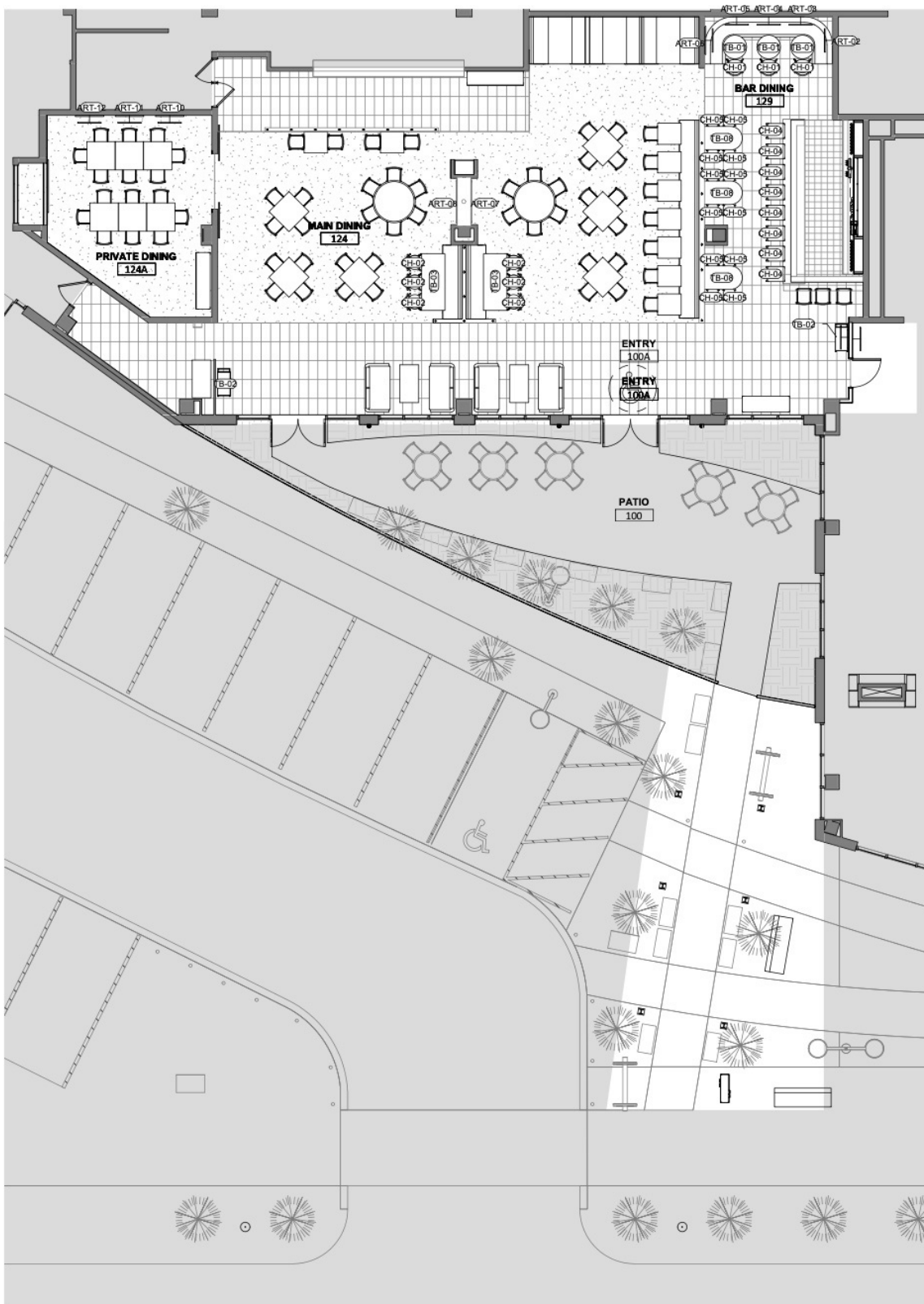


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FLOOR PLAN



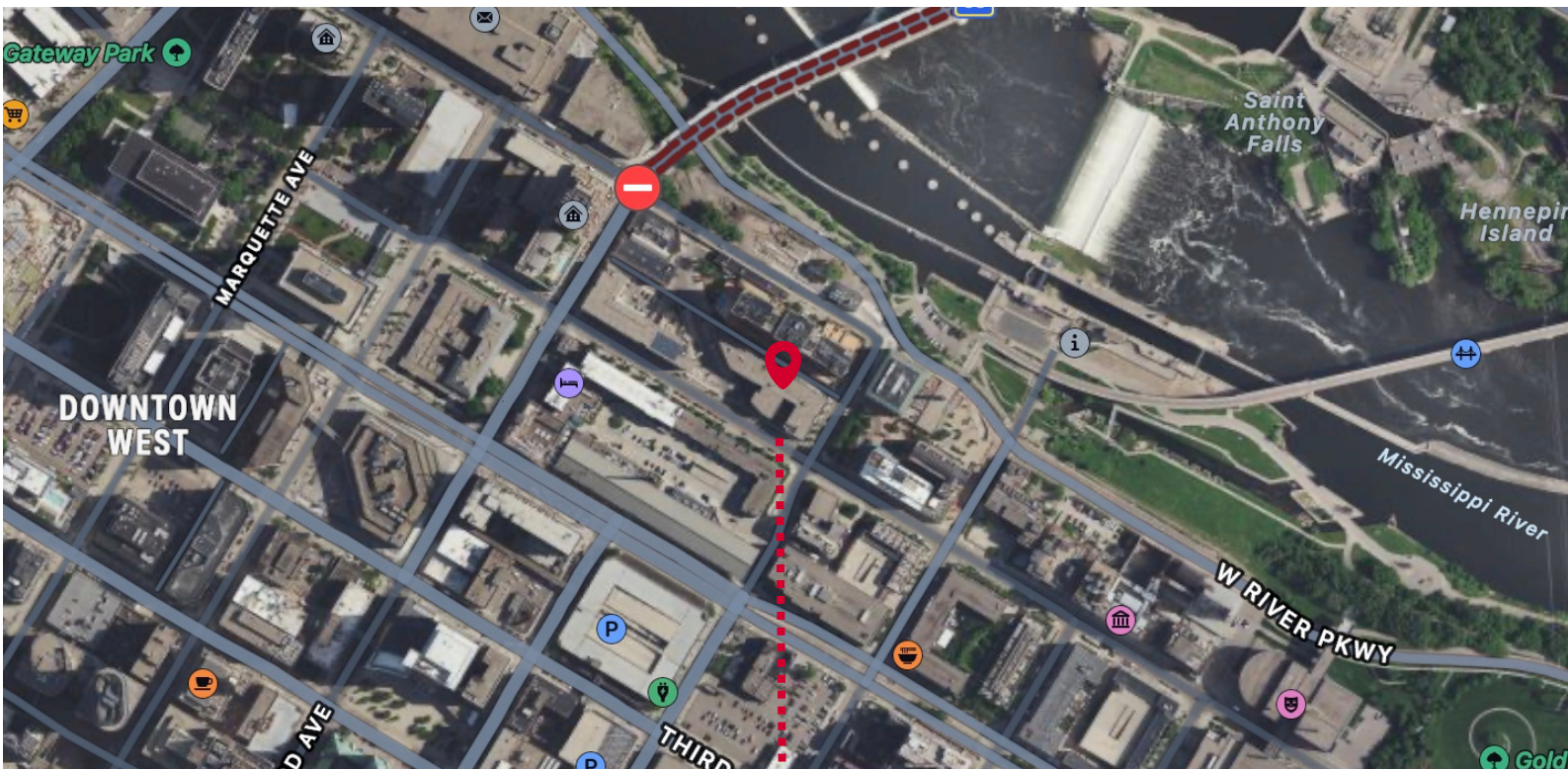
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PHOTOS



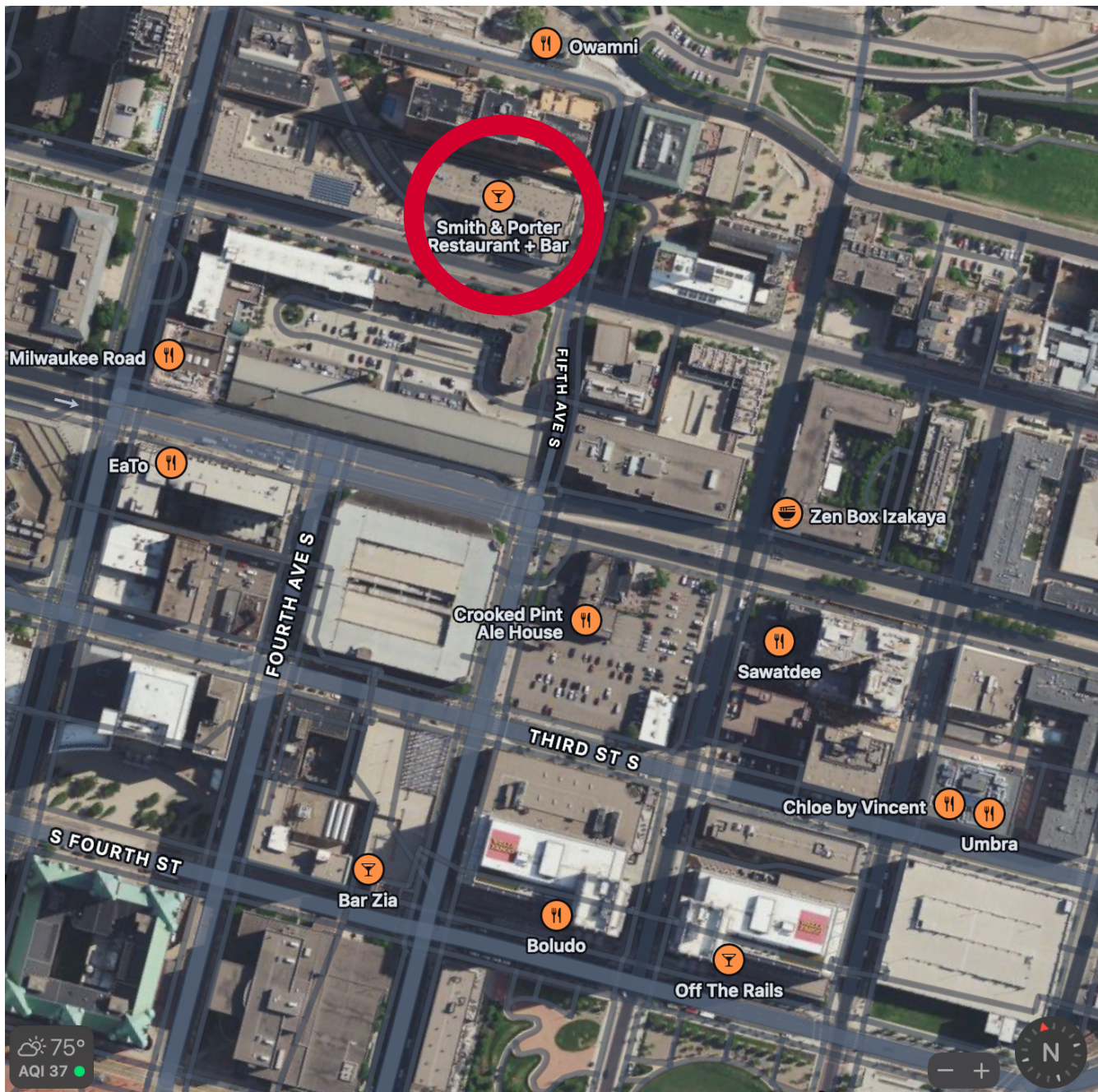
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LOCATION HIGHLIGHTS



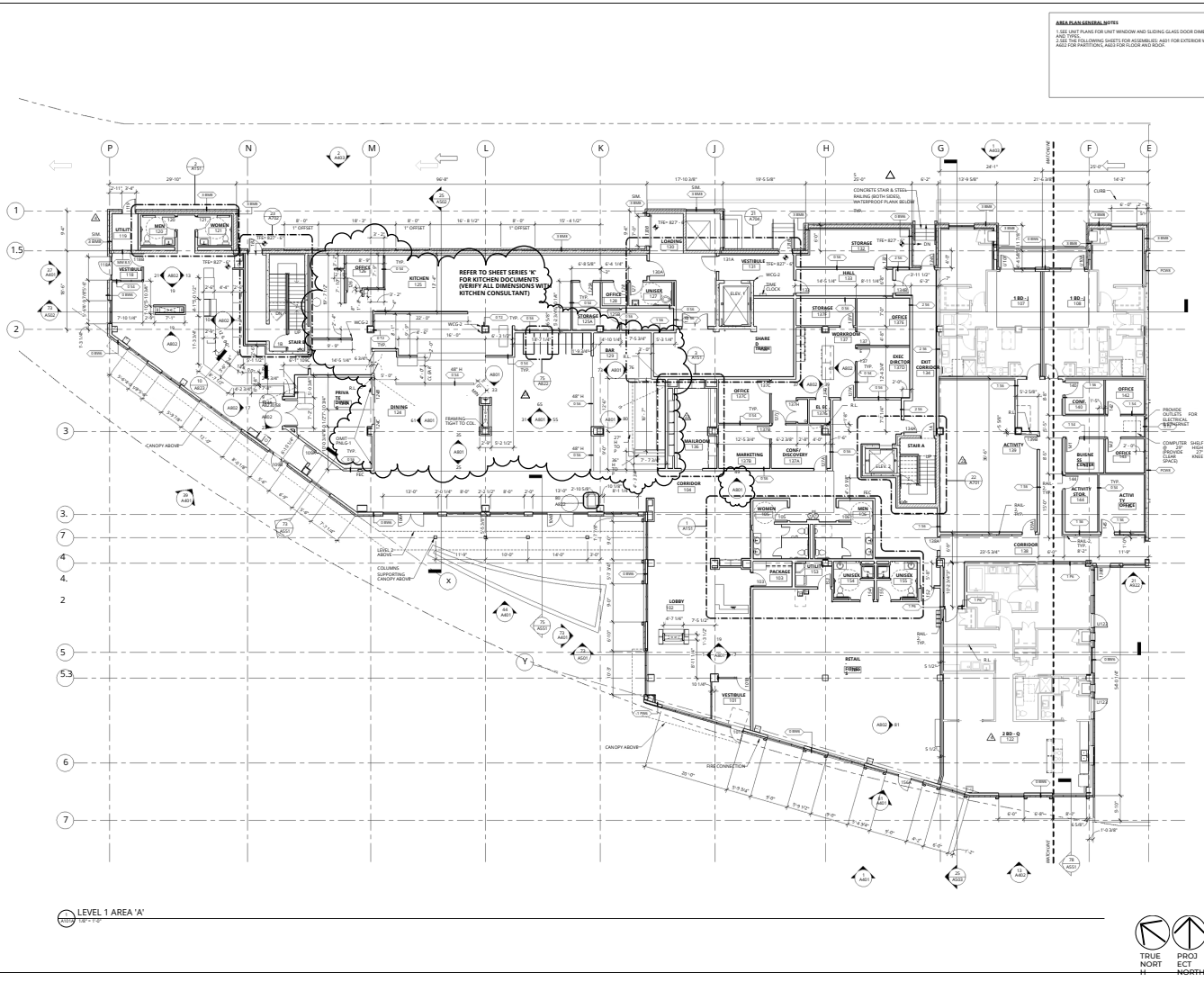
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LOCATION HIGHLIGHTS



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ARCHITECTURAL DRAWING



AREA PLAN GENERAL NOTES:
 1. USE UNIT PLANS FOR UNIT WINDOW AND SLIDING GLASS DOOR DIMENSIONS.
 2. ADD FLOOR FINISH TO ALL FLOOR FINISHES FOR EXTERIOR AREAS.
 3. ADD FLOOR FINISH TO ALL FLOOR FINISHES FOR EXTERIOR AREAS.

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CONSULTANTS

PROJECT TITLE
ABITAN

KEY PLAN

ISSUE #	DATE	DESCRIPTION
1	07/01/2015	ISSUE FOR PERMIT
2	07/01/2015	ISSUE FOR PERMIT
3	07/01/2015	ISSUE FOR PERMIT
4	07/01/2015	ISSUE FOR PERMIT
5	07/01/2015	ISSUE FOR PERMIT
6	07/01/2015	ISSUE FOR PERMIT
7	07/01/2015	ISSUE FOR PERMIT

CERTIFICATION
 I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect under the laws of the State of Minnesota.

 License Number: 07/01/2015

SHEET TITLE
LEVEL 1 FLOOR PLAN AREA 'A'

SHEET NUMBER
A101A

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DEMOGRAPHICS

Figures prepared from esri



TRAFFIC COUNT: 4,300 per day

	0.5 Mile Radius	1 Mile Radius	3 Mile Radius
Population	4,727	26,167	216,206
Median Age	37	34	31
College or Advanced Degree	78%	65%	59%
Median Household Income	\$115,000	\$74,000	\$59,000
Average Household Income	\$168,000	\$121,000	\$93,000
Owner Occupied	48%	56%	61%

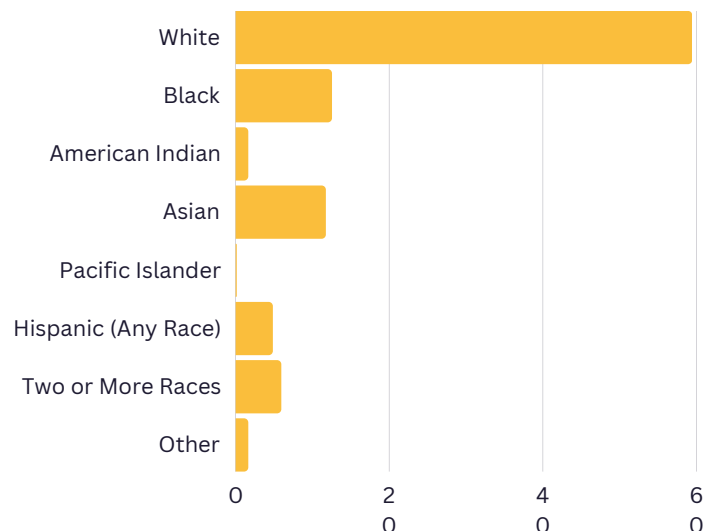


AREA BUSINESSES

Owami
Milwaukee Road
Eato
Zen Box
Crooked Pint
Sawatdee
Bar Zia
Boludo
Off the Rails
U.S. Bank Stadium (0.5 Miles)
The Armory (0.5 Miles)



2022 RACE AND ETHNICITY



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EQUIPMENT LIST

Status	Description	QR Code #	Location	Category	Make & Model
In-Use	Mixer	3119569	SP kitchen	Mixers	Globe Food Equipment: SP20
In-Use	Food Processor	3119644	SP Kitchen/Robot Coupe mixer 1	Food Processors	Robot Coupe: R2N
retired	Robot Coupe - Food Processor	3119643	SP Kitchen/Robot Coupe mixer 2	Food Processors	Robot Coupe: R2N
In-Use	Toaster	3167467	2fl Kitchen/toaster	Toasters	Waring: WCT708
retired	Kitchen Espresso Maker	3119635	SP kitchen/Espresso Machine	Coffee Machines	Unknown: Unknown
In-Use	Fryer	3119576	SP kitchen	Fryers	Pitco Frialator: SG14
In-Use	Garbage Disposal	3119582	SP kitchen	Garbage Disposals	Salvajor: 200
In-Use	Garbage Disposal	3119585	SP kitchen	Garbage Disposals	Salvajor: 150
retired	Waffle Machine	3119628	Cafe/waffle maker	Waffle Machines	Unknown: Unknown
retired	Waffle Machine	3167431	SP Kitchen/Golden waffle maker	Waffle Machines	Unknown: Unknown
retired	Coffee Grinder	3167468	2fl Kitchen/Coffee grind	Coffee Machines	Bunn: LPG
retired	Waffle Maker	3119584	SP kitchens	Waffle Machines	Waring: WW250
retired	Kitchen Coffee Grinder	3119636	SP kitchen/Bunn Coffee Grinder	Coffee Machines	Bunn: Dual TF DBC
In-Use	Induction Cooker	3119626	Cafe/mirage cadet 1	Induction Cooking	Vollrath: 59300
In-Use	Induction Cooker	3119627	Cafe/mirage cadet 2	Induction Cooking	Vollrath: 59300
In-Use	Microwave	3167432	SP Kitchen/Amana microwave	Microwaves	Amana: RFS12TS
In-Use	Blender	3167430	SP Kitchen/Hamilton mixer	Blenders	Hamilton Beach: 990
In-Use	Oven	3167434	Cafe/Panini Turbo Oven	Ovens - Conventional	TurboChef: NGO
retired	Blender	3119653	SP Kitchen/Vitamix mixer	Blenders	Vita-Mix: VM0100A
retired	Coffee Machine	3119617	Cafe/Bunn coffee maker	Coffee Machines	Bunn: CWTf TWIN APS
retired	Insta Cut	3119638	SP Kitchen/Redco Insta Cut	Slicers	Vollrath: Unknown
retired	Hamilton Beach 32 oz Commercial Bar Blender	3119655	SP Kitchen/Hamilton Beach M	Blenders	Hamilton Beach: HBB909
retired	Soft Foods MC Mixer	3167470	2fl Kitchen/Ninja blender	Blenders	Ninja: Unknown
In-Use	Kitchen Gas Griddle	3119663	SP Kitchen / Gas Griddle	Griddles	Vulcan: MSA36
In-Use	Commercial Mixer	3167433	SP Kitchen/Waring mixer	Mixers	Waring: WSB40
In-Use	Toasters	3119633	Cafe/Hatco toaster	Toasters	Hatco: TQ400H
retired	Griddles	3119632	Cafe/ad craft grill	Griddles	Adcraft: GRID-16
In-Use	Oven - Convection	3119579	SP kitchen	Ovens - Convection	Vulcan: VC4GD-11D150K
In-Use	Drop-In Steam Table and Food Warmer	3167473	2fl Kitchen/counter warmer	Hot Food Tables/Steam Tables/Wells	Wells Mfg.: MOD200DM
In-Use	Coolers - Reach-In	3119625	Cafe/Display case cooler	Coolers - Reach-In	Federal Industries: SSRC5052
retired	Coffee Machines	3119637	SP Kitchen/Bunn Coffee Maker	Coffee Machines	Bunn: ITCB-DV
In-Use	Ice Maker	3119658	SP Kitchen/Manitowoc Ice Maker	Ice Machines / Ice Bins	Manitowoc: //delete
In-Use	Slicers	3119570	SP kitchen	Slicers	Hobart: EDGE12-1
In-Use	Coolers - Reach-In	3119621	Cafe/Refrigerator 4	Coolers - Reach-In	Hoshizaki: CRMR48
In-Use	Coolers - Reach-In	3119620	Cafe/Refrigerator 5	Coolers - Reach-In	Hoshizaki: CRMR48
In-Use	Coolers - Reach-In	3119634	SP kitchen/hoshizaki 1	Coolers - Reach-In	Hoshizaki: CRMR27
In-Use	Coolers - Reach-In	3119622	Cafe/Refrigerator 3	Coolers - Reach-In	Hoshizaki: CRMR27
In-Use	Exhaust Fans	3119603	EF-15 / Roof to 1st Kitchen	Exhaust Fans	Greenheck: CWB-220HP-20-G
In-Use	Exhaust Fans	3119602	EF-22 / Roof to 1st Kitchen	Exhaust Fans	Greenheck: CWB-220HP-20-G
In-Use	Coolers - Reach-In	3167471	2fl Kitchen/freezer	Coolers - Reach-In	Hoshizaki: CRMF27
In-Use	Hot Food Tables/Steam Tables/Wells	3119578	SP kitchen	Hot Food Tables/Steam Tables/Wells	Wells Mfg.: MOO300OM
retired	Slicers	3119583	SP kitchens	Slicers	Globe Food Equipment: CM22
In-Use	Coolers - Reach-In	3119580	SP kitchen	Coolers - Reach-In	Hoshizaki: CR1S-FSL
retired	Mixers	3119575	SP kitchen	Mixers	Kitchen Aid: KP26M9XCCU
In-Use	Ovens - Convection	3119566	SP kitchen	Ovens - Convection	Rational: SCCWE61G
In-Use	Ovens - Convection	3119567	SP kitchen	Ovens - Convection	Rational: SCCWE61G
In-Use	Ranges	3119577	SP kitchen	Ranges	Vulcan: VACB25-10
In-Use	Freezers - Reach-In	3119664	SP kitchen	Freezers - Reach-In	Hoshizaki: CPT93
In-Use	Freezers - Reach-In	3119659	SP kitchen	Freezers - Reach-In	Hoshizaki: CRMF27-W
In-Use	Freezers - Reach-In	3119665	SP kitchen	Freezers - Reach-In	Hoshizaki: CRMR72-18M
In-Use	Freezers - Reach-In	3119623	Cafe/Refrigerator 2	Freezers - Reach-In	Hoshizaki: CRMR72-18M
In-Use	FAN COIL UNIT	3119650	FCU - 9 / Restaurant - Bar	HVAC - Fan Coil Units	Carrier: FPMBNC024000
In-Use	Cooler - Reach-In	3119619	Cafe/Refrigerator 6	Coolers - Reach-In	Hoshizaki: CRMR27-D
In-Use	Cooler - Reach-In	3119624	Cafe/Refrigerator 1	Coolers - Reach-In	Hoshizaki: CRMR48-18M
retired	Superior Scale 2	3119641	SP Kitchen/Superior scale 2	Scales - Dietary	Taylor: TS32
retired	Superior Scale 3	3119640	SP Kitchen/Superior scale 3	Scales - Dietary	Taylor: TS32
retired	Superior Scale 4	3119639	SP Kitchen/Superior scale 4	Scales - Dietary	Taylor: TS32
retired	Cafe Coffee Grinder	3119616	Cafe/Bunn coffee grind	Coffee Machines	Bunn: 62 HD
retired	Superior Scale - 1	3119642	SP Kitchen/Superior scale 1	Scales - Dietary	Taylor: TS5
In-Use	FAN COIL UNIT	3119646	FCU - 6 / Private Dining	HVAC - Fan Coil Units	BDP Company: FPMBNC
In-Use	FAN COIL UNIT	3119647	FCU - 4 / Porter Cafe	HVAC - Fan Coil Units	BDP Company: FPMBNC
In-Use	FAN COIL UNIT	3119648	FCU - 7 / Restaurant - Dining	HVAC - Fan Coil Units	BDP Company: FPMBNC
In-Use	FAN COIL UNIT	3119649	FCU - 5 / S&P Kitchen	HVAC - Fan Coil Units	BDP Company: FPMBNC
retired	Globe - Commercial Mixer	3119645	SP Kitchen/ Globe mixer	Mixers	Globe Food Equipment: WSB33
In-Use	UNDERCOUNTER COOLER	3119662	Undercounter Cooler / SP kitchen	Coolers - Reach-In	Hoshizaki: CRM27-12M
In-Use	FRY COOLER	3119660	Fry Cooler / SP kitchen	Coolers - Reach-In	Hoshizaki: CRM27-12M
In-Use	Fryer	3119661	Fryer / SP kitchen	Fryers	Pitco Frialator: SGF - 34F
In-Use	Walk-in Cooler 1	3119572	SP kitchen	Freezers - Walk-In	Noriake: FWC1514782/246880
In-Use	Walk-in Cooler 2	3119573	SP kitchen	Freezers - Walk-In	Noriake: FWC1514782/246880
In-Use	Walk-in Freezer	3119581	SP kitchen	Freezers - Walk-In	Noriake: FWC1514782/246880
retired	Spice Mixer	3119654	SP Kitchen/Spice Grinder	Mixers	Waring: WSG30
In-Use	Cooler - Reach-In	3167436	Cafe/Norlake ice cream	Coolers - Reach-In	Standex: HF040SSG/0
retired	Water Heaters	3167438	Cafe/Hamilton blender	Water Heaters/Boilers (Over 200,000 BTU)	Hamilton Eng.: HMD200
retired	Blenders	3167437	Cafe/Blendtec blender	Blenders	Blendtec: ICB5/ABC5
In-Use	Coolers - Reach-In	3167472	2fl Kitchen/refrigerator	Coolers - Reach-In	Hoshizaki: CRMR27-12M
retired	Coffee Machines	3167469	2fl Kitchen/Coffee maker	Coffee Machines	Bunn: CWT15-APS
asset transf	Ovens - Conventional	3167466	2nd Fl Kit/Hold oven	Ovens - Conventional	Vulcan: VHP15
In-Use	Cafe Espresso Machine	3119631	Cafe/Espresso maker	Coffee Machines	La Marzocco: LINE A.2EE
In-Use	HVAC - Condensing Unit	3167416	CU-11 / FCU6 Private Dining	HVAC - Condensing Units	Bryant: 123ANA018-C
In-Use	HVAC - Condensing Unit	3167421	CU-14 / FCU9 - Bar	HVAC - Condensing Units	Bryant: 123ANA024-C
In-Use	HVAC - Condensing Unit	3119607	CU-7 / Roof to 2nd Sollarium	HVAC - Condensing Units	Bryant: 123ANA030-C
In-Use	HVAC - Condensing Unit	3167417	CU-12 / FCU7 Dining Room	HVAC - Condensing Units	Bryant: 123ANA030-C
In-Use	HVAC - Condensing Unit	3167420	CU-13 / FCU8 Dining Room	HVAC - Condensing Units	Bryant: 123ANA030-C
In-Use	HVAC - Condensing Unit	3167418	CU-9 / FCU4 - Cafe	HVAC - Condensing Units	Bryant: 123ANA036-C
In-Use	Furnace	3119608	CU-4 / Roof to 2nd Kit/Act	HVAC - Condensing Units	Bryant: 123ANA060-D
In-Use	Furnace	3119605	CU-3 / Roof to 2nd Act/Kit	HVAC - Condensing Units	Bryant: 123ANA060-D
Retired	Dishwashers - Leased through Ecolab now		Kitchen	Dishwashers	Ecolab: XL-HT
Retired	Slicers		Kitchen	Slicers	Hobart: EDGE12-1

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AGENCY DISCLOSURE

Minnesota law requires that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire (1). The available options are listed below. This is not a contract. This is an agency disclosure form only. If you desire representation, you must enter into a written contract according to state law (a listing contract or a buyer representation contract). Until such time as you choose to enter into a written contract for representation of assistance, you will be treated as a customer of the broker or salesperson and not represented by the brokerage. The buyer or salesperson would then be acting as a Seller's Broker (See paragraph I below). Or as a non-agent (see paragraph IV below).

- I. Seller's Broker: A broker who lists a property, or a salesperson who is licensed to the listing broker, Represents the Seller and acts on behalf of the Seller. A broker or salesperson working with a Buyer may also act as a subagent of the Seller, in which case the Buyer is the broker's customer and is not represented by the broker. A Seller's broker owes in the Seller the fiduciary duties described below (2). The broker must also disclose to the Buyer any material facts of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. If a broker or salesperson working with a Buyer as a customer is representing the Seller, he or she must act in the Seller(s) interest and must tell the Seller(s) any information disclosed to him/her. In that case, the Buyer will not be represented and will not receive advice and counsel from the broker or salesperson.
- II. Buyer's Broker: A broker may enter into an agreement for the broker or salesperson to represent and Act on behalf of the Buyer. The broker may represent the Buyer only, and not the Seller, even if s/he is being paid in whole or in part by the Seller. A buyer's broker owes to the Buyer the fiduciary duties described below (2). The broker must disclose to the Buyer any material facts of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property.
- III. Dual Agency. Broker Representing both Seller and Buyer: Dual agency occurs when one broker or Salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller and the Buyer. This role limits the level of representation the broker and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other (3) within the limitations described above, dual agents owe to both Seller and Buyer the fiduciary duties described below that Dual agents must disclose to Buyers any material facts of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property.
- IV. Non-agent: A broker or salesperson may perform services for either party as a non-agent if that party signs a non-agency services agreement. As a non-agent the broker or salesperson facilitates the transaction, but does not act on behalf of either party. THE NON-AGENT BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, UNLESS THOSE DUTIES ARE INCLUDED IN THE WRITTEN NON-AGENCY SERVICES AGREEMENT. The non-agent broker or salesperson owes only those duties required by law or contained in the written non-agency agreement.

ACKNOWLEDGMENT: I/We acknowledge the I/We have been presented with the above described options. I/We understand that Buyers who have not signed a Buyer representation contract or non-agency services agreement are not represented by the broker/salesperson and information given to the broker/salesperson will be disclosed to the seller. I/We understand that written consent is required for a dual agency relationship. This is a disclosure only, NOT a contract for representation.

Seller Date

Buyer Date

Seller Date

Buyer Date

- (1) This disclosure is required by law in any transaction involving property occupied or intended to be occupied by one to four families as their residence.
- (2) The fiduciary duties mentioned above are listed below and have the following meanings
 - Loyalty - Broker/salesperson will act only in client(s) best interests.
 - Obedience - Broker/salesperson will carry out all client(s) lawful instructions.
 - Disclosure - Broker/salesperson will disclose to client(s) all material facts of which Broker/salesperson has knowledge which might reasonably affect the client's rights and interests.
 - Confidentiality - Broker/salesperson will keep client(s) confidences unless required by law to disclose specific information (Such as disclosure of material facts to Buyers).
 - Reasonable Care - Broker/salesperson will use reasonable care in performing duties as an agent.
 - Accounting - Broker/salesperson will account to client(s) for all clients(s) money and property received as agent.
- (3) If the Seller(s) decides not to agree to a dual agency relationship. Seller(s) may give up the opportunity to sell the property to Buyers represented by the broker/salesperson. If Buyer(s) decides not to agree to a Dual agency relationship, Buyer(s) may give up the opportunity to purchase properties listed by the broker.