

## 1500ft2

Location **Minnesota** https://www.genclassifieds.com/x-781679-z

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505 E Lake St, Minneapolis, MN Prime high traffic, high visibility retail space on the corner of 5th & Lake! High ceilings, Great open layout & Windows Retail/Commercial Sq Footage 1,500

DESCRIPTION Have an existing business? Looking to start one?

There are three things you have to know:

LOCATION! LOCATION!! LOCATION!!!

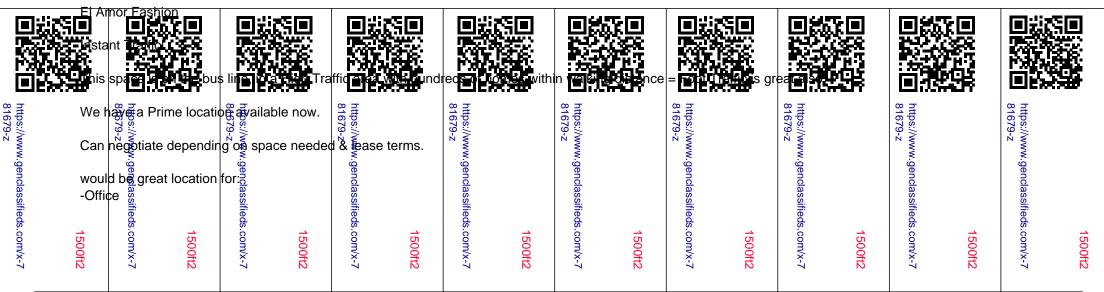
TRAFFIC!!! 20,000 Cars per day pass this building all day, everyday. Located 1 block west of Portland Ave on the CORNER of 5th & Lake Street.

1500+ Sq ft main level PLUS 1500+ Sq ft Basement

Located next to other high traffic businesses:

Lake Plaza

A&J Chicken





- -Grocery store
- -Salon
- -Beauty Supply
- -Deli
- -Furniture
- -Consignment
- -Dollar Store
- -Pizza
- -Sign Co.
- -Printer
- -Clothing Boutique
- -Nail salon
- -Thrift store
- -Barber shop
- -Coffee Shop
- -Ice Cream parlor

**BRING YOUR OWN IDEAS & DREAMS!** 

YOU NEED TO BE HERE!

T&M Properties to schedule a showing.

\*\*\*\*DOUBLE BONUS\*\*\*\* The Cinco De Mayo & Mexican Independence Day Festivals are held literally outside the door - You get a permanent location (and a free standing store) at not one but TWO great Minneaplois street fesivals. (See Video)

http://www.youtube.com/watch?v=fFJp5JTTTw0

see additional photos below RENTAL FEATURES - High ceilings - Large insulated front glass windows (Great for visibility & Displays) - Updated Lighting (Inside & out) - High Security (Wired for inside & Outside cameras & Alarm) - New High efficiency furnace & central air - Already set up with slatwall - Open basement

## **LOCATION FEATURES**

- Great Location (5th & Lake) - 1 Block off Portland (Easy access to 94 & Downtown) - Next to Lake Plaza (Mexican Mall) - 4 Blocks off 35W - On Lake Street Bus Line - Great high traffic location (High Car & Foot counts)

Long and Short term leases.