



# RETAIL FOR LEASE & SALE!



## CHOICE BUILDING

254 2nd Avenue N, Minneapolis, MN 55401

**5,181 SF**

**RETAIL/GENERAL  
COMMERCIAL  
DEVELOPMENT  
OPPORTUNITY**

**Brady Erickson**

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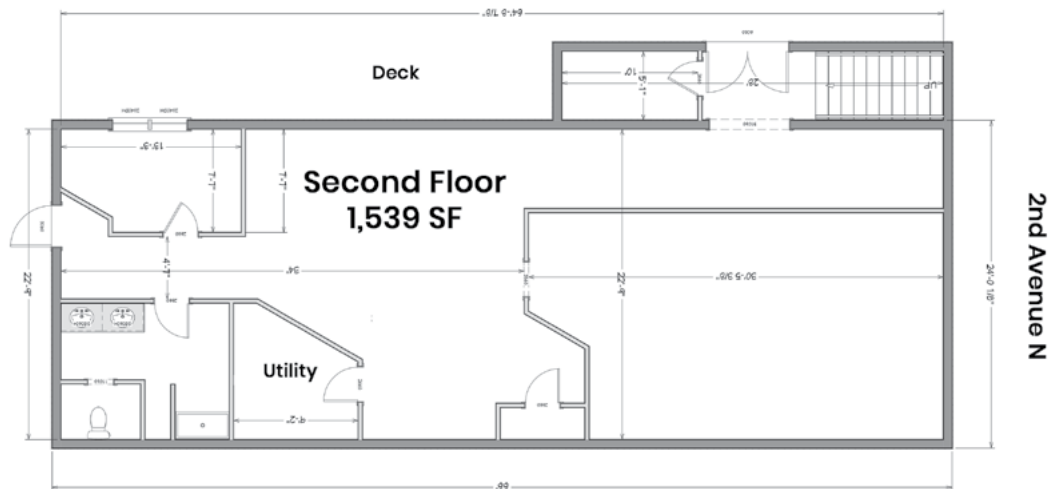
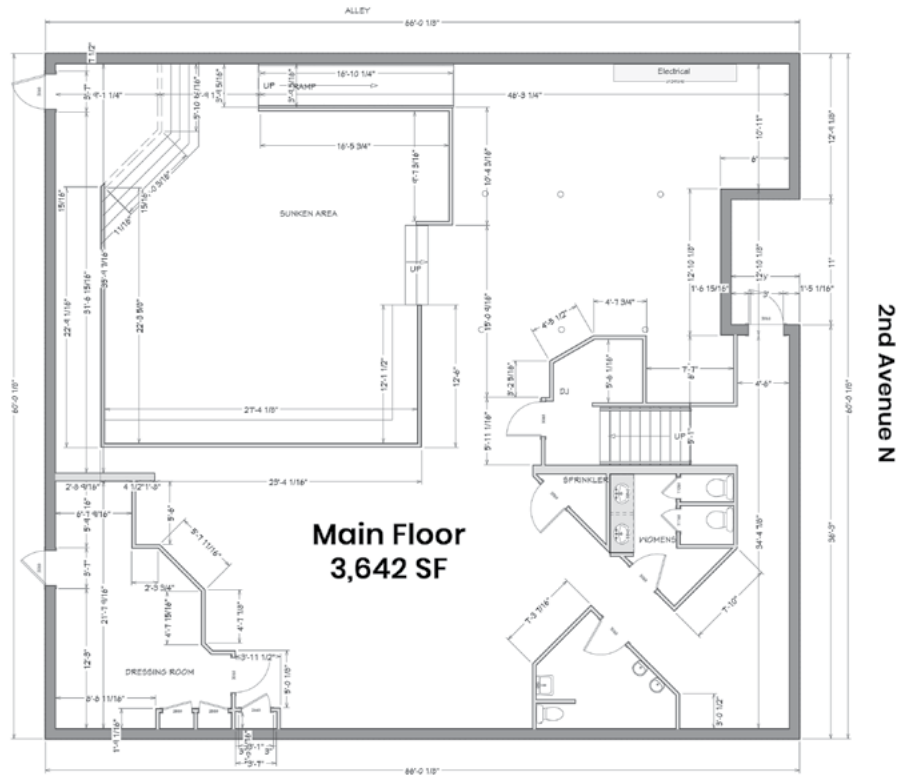
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**Co**mmercial Equities Group  
— Investment Real Estate Services

**Ideal  
owner-user or  
concept development  
opportunity**



**BASE RENT: NEGOTIABLE • EST. OP. EXP.: TBD**  
**SALE PRICE: NEGOTIABLE • TAXES: \$9,276.78**

# THE PROPERTY

**With historic character and its own identity, the property provides a unique opportunity to develop a memorable destination in the heart of the North Loop/Warehouse District.**

- Onsite parking (5 spaces)
- Building sits on 0.13 acres
- Built in 1901
- Located next to popular Red Rabbit North Loop
- Website: [CEGspaces.com/choice](http://CEGspaces.com/choice)



**Suitable for a wide range of uses, including restaurant/bar, private event venue, fitness and wellness, salon or med spa, showroom, entertainment, specialty retail, or an owner-user headquarters.**

# THE LOCATION

**The North Loop/Warehouse District is a vibrant, walkable neighborhood known for its historic, industrial-chic atmosphere and converted brick buildings.**

- Near amenities, retail, and major transportation corridors (I-35W, I-94, I-394, and Hwy 55)
- Very quick access to I-394 ramps
- 5-10 minute walk from Target Center, Target Field, and METRO Green and Blue Line
- Minutes from US Bank Stadium



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# THE SPACE

