



RESTAURANT FOR LEASE!



BLAINE TURNKEY DRIVE-THRU RESTAURANT

9927 Ulysses Street NE, Suite 100, Blaine, MN 55434

2,000 SF

**RARE TURNKEY
OPPORTUNITY
IN THE FARM
CORRIDOR**

Mike Ruhland

612-618-6039

mike@CEGspaces.com

Jeff Salzbrun

612-428-3333

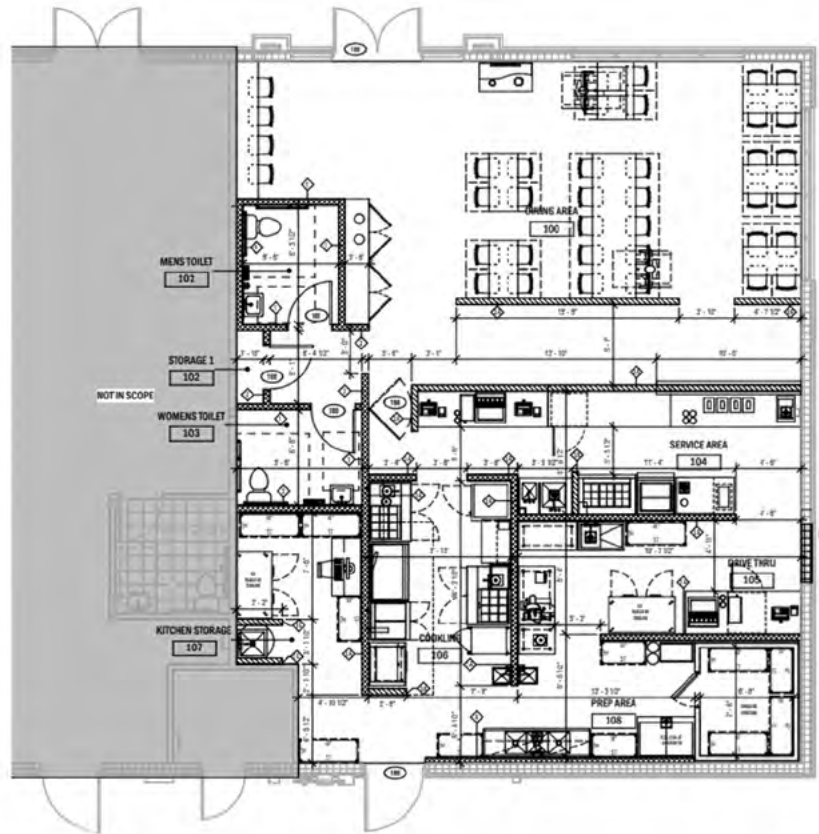
jeff@CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

**Turnkey infrastructure!
\$600K± replacement buildout!**

The space includes an extensive restaurant buildout and equipment package for a ready to open restaurant.



- High-end commercial cooking equipment
- Commercial hood and fire-suppression systems
- Walk-in cooler/freezer
- Drive-thru lane and infrastructure
- Drive-thru intercom/order system
- Restaurant furniture, tables and seating
- Security camera system
- Plumbing and electrical infrastructure designed for restaurant operations
- Existing restaurant fixtures and improvements
- Additional commercial restaurant equipment and FF&E

BASE RENT: \$45.00 PSF

EST. OPERATING EXPENSES: \$14.07 PSF

THE PROPERTY

An exceptionally rare opportunity to lease a fully built-out, nearly turnkey restaurant and drive-thru facility in one of Blaine's most rapidly evolving commercial corridors.

- High-quality, extensive 3-year-old buildout (would cost approximately \$600K today)
- Includes high-end equipment package
- Potential opportunity for Highway 65-visible pylon signage
- Website: CEGspaces.com/ulysses

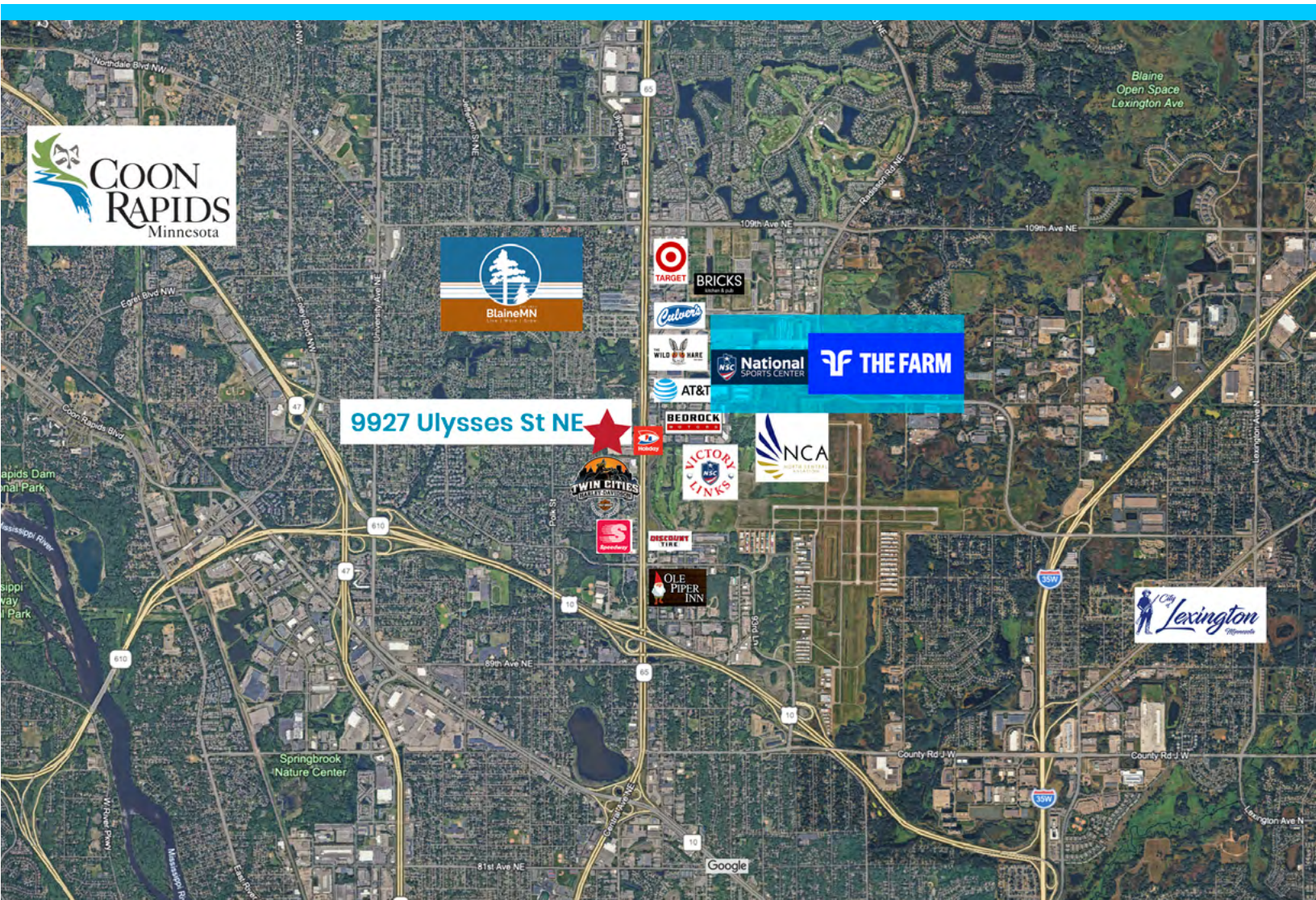


Incoming tenant can capitalize on existing infrastructure and position itself early in one of Blaine's most significant emerging commercial corridors

THE LOCATION

Located near Highway 65 and 99th Avenue, the property is positioned within Blaine's rapidly changing commercial corridor, including the \$195 million Highway 65

- A huge project, The Farm (est. early 2028), features sporting goods anchor store, SCHEELS, a family-friendly indoor attraction with massive draw and consistent year-round foot traffic
- The Farm also includes 5,000-seat stadium, hotels, 450 residential units, other commercial sites, entertainment venues, and 1,300 parking spaces
- Near the National Sports Center, the most popular amateur sports destination in the state



Commercial Equities Group
— Investment Real Estate Services

BLAINE RESTAURANT • 2,000 SF
9927 Ulysses St. NE Suite 100, Blaine, MN 55434
Mike Ruhland | 612-618-6039 | mike@CEGspaces.com

THE SPACE



Modern restaurant space



High-quality completed buildout



Drive-thru capability (ready for new menu)



High-end kitchen equipment



Fantastic location