



CONTACT

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FOR SALE/LEASE

7601 Highway 65 NE Fridley, MN 55432

**SECOND
GENERATION
RESTAURANT
(3,284 SF)**

**FOR SALE
\$1,300,000**

**FOR LEASE
\$25 psf NNN**

7401 Bush Lake Rd Edina, MN 55439

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SALE & LEASE OVERVIEW

7601 Highway 65 NE,
Fridley, MN 55432

County	Anoka
Property Type	Retail
Property ID	12-30-24-21-0022
Property Status	Vacant
Total SF	3,284
Total Floors	1
Year Built	1988
Tenancy Type	Single
Class	B
Sprinklers	Yes
Parking Ratio	14 cars/1000SF
Parking Spaces	46
Land Area	.93AC
Zoning	C-3
Clear Height	10'
Cross Street	Osborne Rd NE & Hwy 65
Area Tenants	Top Wash, Speedway,Enterprise, Tires For Less, Woodcrest Spanish immersion school,
For Sale Price:	\$1,3000,000
For Lease:	Yes
Lease Type	NNN
Asking Rent	\$20-\$25
CAM/Tax	\$6.94
Available SF	3,284
Minimum SF	3,284
Max SF	3,284
Availaility Date	ASAP
Cross Street VPD	29636 -Hwy 65, 6500- Osborne
Units and Sizes	Entire Building

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PROPERTY PHOTOS

7601 Highway 65 NE,
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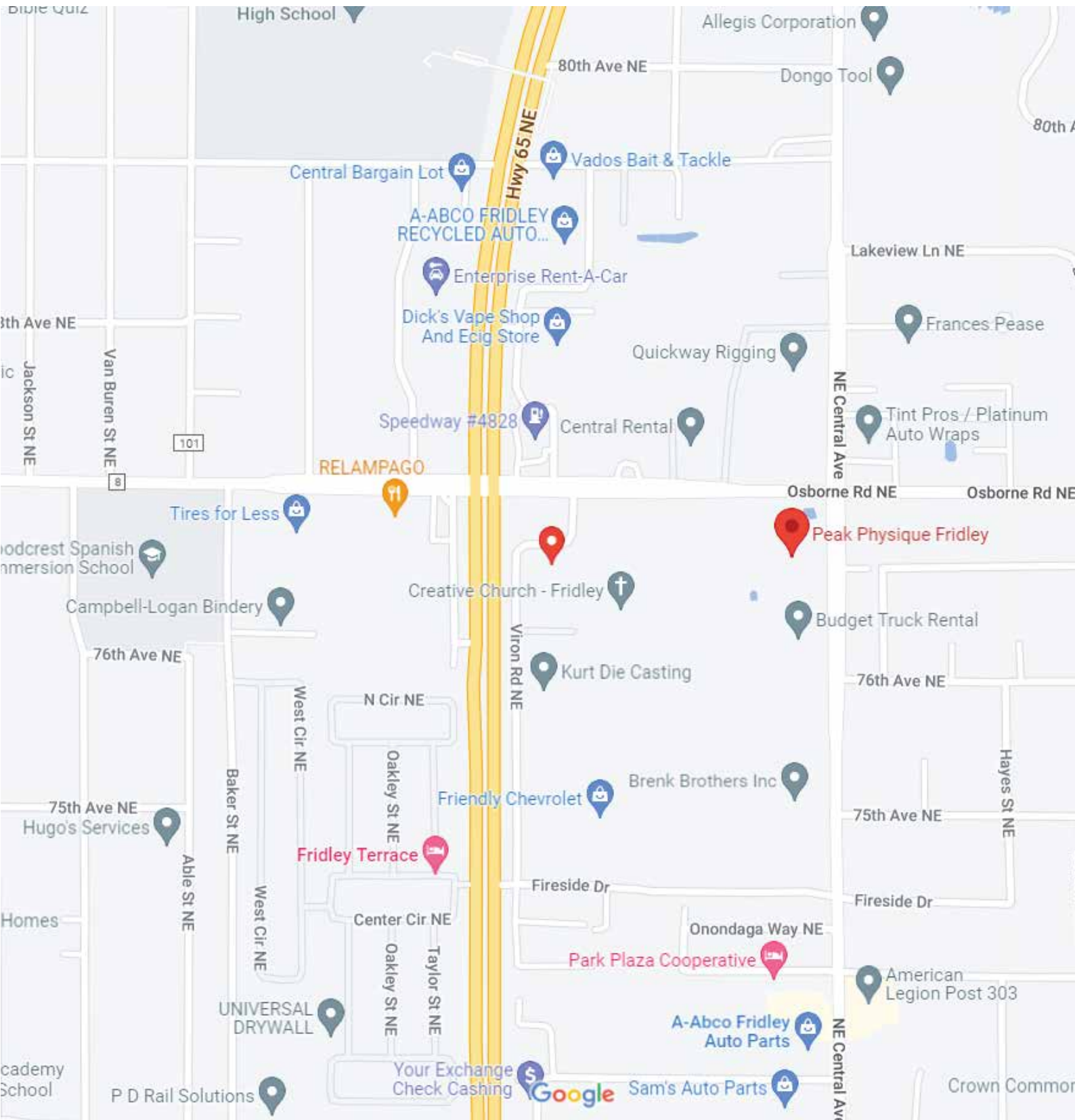
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PROPERTY LOCATION

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Whether you're looking to buy, sell, lease, or rent; our agents will work hard to find what you need. Our team becomes your team when you choose to do business with us, because our business wouldn't work without you.

At Caspian we strive to provide the best service possible and our group of talented brokers is enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business and through consistent communication and updates we ensure that our clients are always aware of what is going on and are in front of the transaction.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 7601 Highway 65 NE Fridley, MN 55432. It has been prepared by Caspian Group. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective tenant may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective tenant of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of the Owner and Caspian Group. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

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