

RETAIL FOR SALE

RESTAURANT FOR SALE - INVER GROVE HEIGHTS

5800 Cahill Ave, Inver Grove Heights, MN 55076



OFFERING SUMMARY

| | |
|------------------------------|------------------------|
| SALE PRICE: | \$749,900 |
| LOT SIZE: | 0.819 Acres |
| BUILDING SIZE: | 6,048 SF |
| ZONING: | B-3 (General Business) |
| TAXES (PAYABLE 2018): | \$18,151.82 |
| PRICE / SF: | \$123.99 |

PROPERTY OVERVIEW

Great restaurant or redevelopment opportunity! Full commercial kitchen with a large hood, walk in coolers and freezers! Visible location next to McDonalds and Walgreens off of Cahill and Upper 55th Street E! Large lot with ample parking. All FF&E negotiable!

PROPERTY HIGHLIGHTS

KW COMMERCIAL
10402 73rd Ave N
Maple Grove, MN 55369

AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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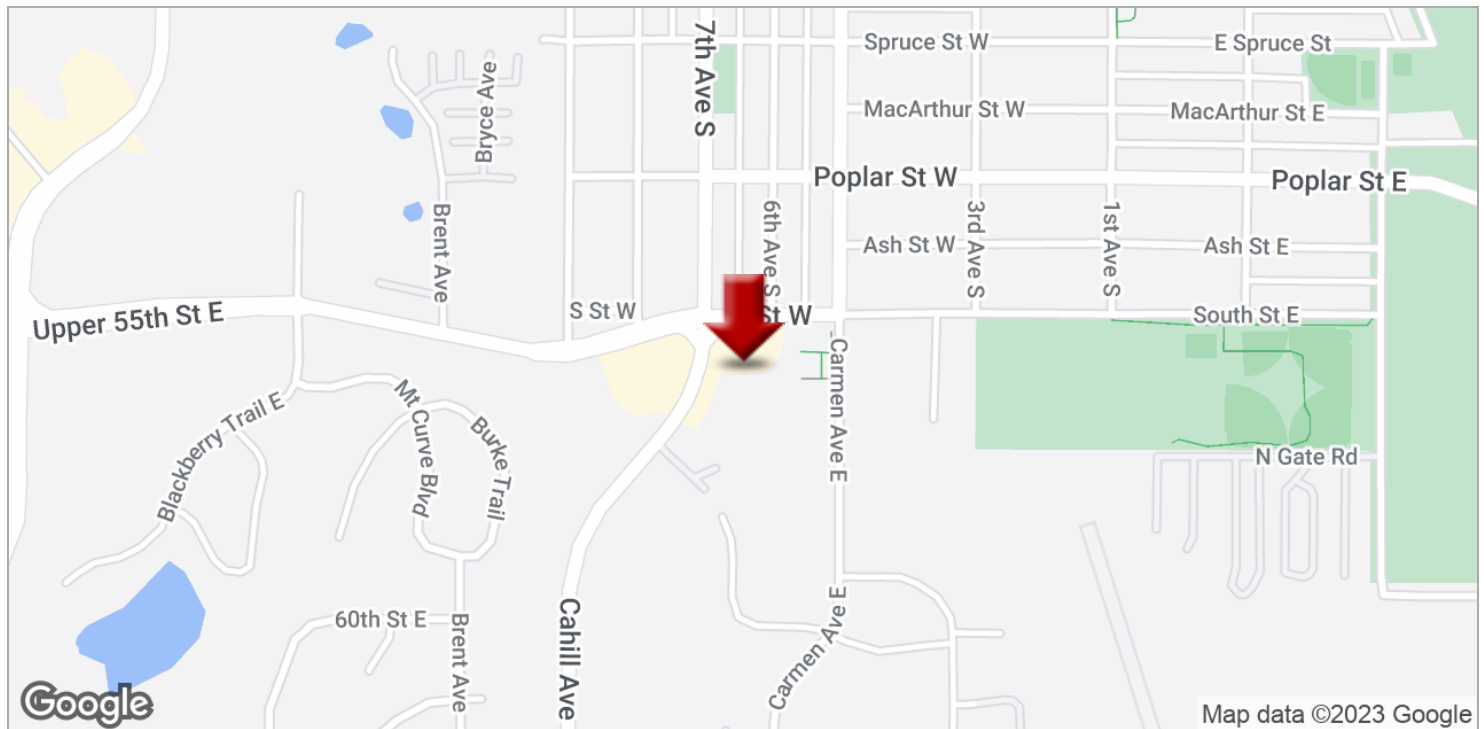
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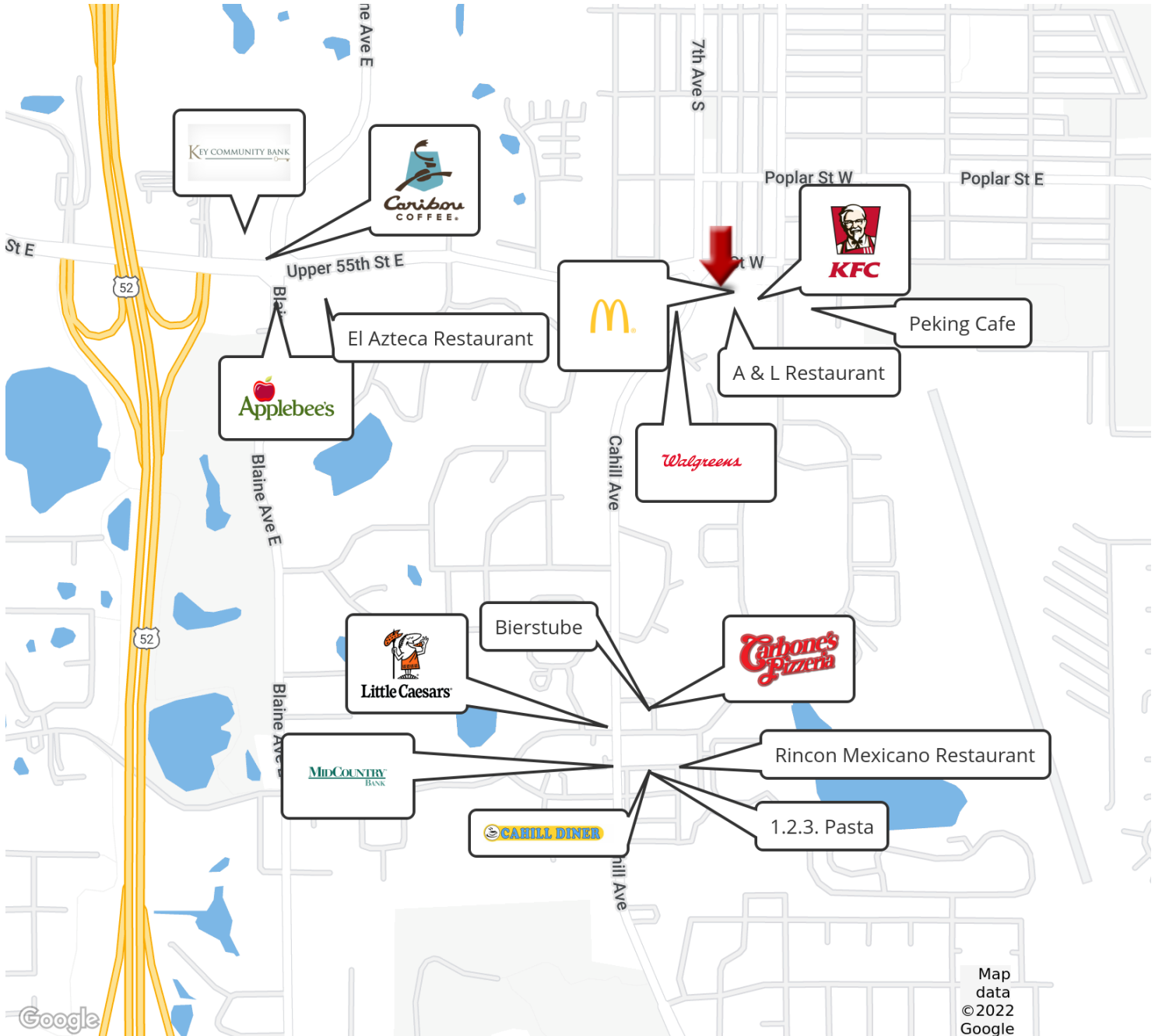
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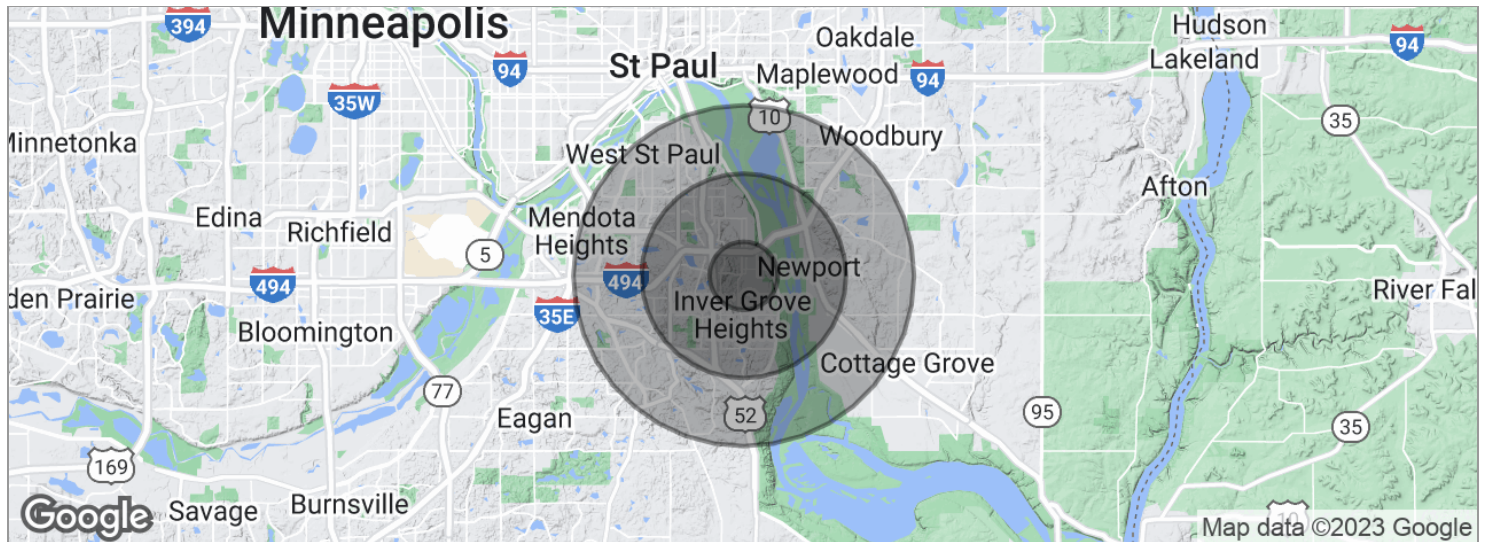
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 7,692 | 59,573 | 132,116 |
| Median age | 37.4 | 36.9 | 36.4 |
| Median age (male) | 36.8 | 35.9 | 35.3 |
| Median age (Female) | 38.2 | 37.6 | 36.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 3,227 | 24,315 | 52,743 |
| # of persons per HH | 2.4 | 2.5 | 2.5 |
| Average HH income | \$66,960 | \$70,833 | \$73,504 |
| Average house value | \$221,617 | \$227,028 | \$239,151 |

* Demographic data derived from 2020 ACS - US Census

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