

## General Information

Come be a part of the Minneapolis expansion! This corridor and location have so many possibilities as does the site and building! Remodel to suit!

The current usage is a barber shop/hair salon. Some of the operators may want to stay. Currently on a month-to-month lease. The annual gross income is lower than it has been due to empty "chairs" and can operate at a much higher capacity.

### Utilities:

Water/Sewer/Trash	\$1600/year (12-month average for 2018/2019)
Electricity – Excel Energy	\$840/year (Budget Plan of \$70/month)
Fuel – Centerpoint Energy	\$1560/year (Budget Plan of \$130/month)

### Business Income/Expense Information:

Annual Gross Income	\$35,000/approximately   Please call agent for more info
Annual Maintenance	\$1000/approximately
Annual Repair Expense	\$1000/approximately
Annual Insurance Expense	\$1913 (\$1000 deductible)

### Want to Add an additional Bathroom?

Per the City, it's a pretty common project and cut and dry. One would need to submit design plans to the City for code approval, pull a building permit, and then can have it put in by a contractor/plumber, have it inspected by the city etc, to close the permit. *There are several areas in the building where plumbing/water is stubbed in including the plumbing for a kitchen upstairs. The current bathroom used to have a tub/shower.*

### Want to add an upper level Apartment?

Since this is a C-1 multi-use type commercial zoning, it's possible to reconfigure the upstairs back to an apartment to this structure with a business on the main level. Only 1 dwelling is permissible in the upper level due to its mixed-use status and 1 off-street dedicated parking spot needs to be provided.

One submits detailed plans or preliminary ideas for this renovation or addition depending on what design is wanted to the city building dept for approval. Building codes need to be determined/met (height setbacks, space requirements, etc) and approved with the plans. The plans are revised and/or approved and then you can pull a building permit and things can be started, inspected etc.

*\*\*Buyer and agents need to satisfy themselves to the accuracy of the above information.*

### Tax Special Assessment: The seller would like the buyer to assume the assessment.

- For the 34<sup>th</sup> Avenue water service line repair, street, sidewalk, utility, bike lanes improvement project = \$15,371.00  
This will be more pedestrian-friendly with bike lanes on both sides of the street.  
\*\*Construction to begin in construction season of 2020 (weather dependent)

## Area Amenities:

- 10-minute walk to Nokomis Beach Coffee – indulge
- 7-minute drive to Lk Nokomis Beach or Hiawatha Golf Course
- A quick 13-minute walk to the LRT station on 50<sup>th</sup> Street/Hwy 55
- ***Some area eateries include to name a few:***  
Al Vento/Sassy Spoon/Dominguez Mexican/Town Hall Lanes just down the street
- Minnehaha Creek and Parkway is just a short 3 blocks north – catch the Grand Rounds!
- Just a 15-minute walk to Minnehaha Falls Park – have lunch at Sea Salt!
- 2-minute drive to Mel-O-Glaze Bakery on the Pkwy for some yummy treats!
- Easy access to the Crosstown to get to MOA and Airport