



HAIR DISTRICT

3715-3725 Grand Way | St. Louis Park, MN 55416

Adjacent Retail Condos For Sale On Grand Way

Available For Sale: 4,351 SF

- 3715 Grand Way/Suite 1-C: 1,351 sf
- 2021 Tax: \$10,339.08
- 3725 Grand Way/Suite 2-C: 3,000 sf
- 2021 Tax: \$21,254.90
- Sale Price: \$1,800,000.00
- *Please schedule an appointment to see the space and refrain from touring during business hours so as to not impact the current tenant's business and staff. Thank you.*

Highlights and Features:

- Well situated retail condo on Grand Way
- Current tenant in space since 2005
- Sellers will continue to own the operating business and personally guarantee the 5-year lease
- New \$325,000 renovation completed in July 2021
- Cap Rate 6%
- Current lease is \$25.00 psf NNN
- Excelsior & Grand Condos are part of this mixed-use building
- Ample off-street parking
- Easy access to retail, restaurants, and parks
- Area tenants: Trader Joe's, Bridgewater Bank, Hazelwood Food & Drink, Xfinity, CVS, Junk Genius, McCoys, Waxing the City, Starbucks, Kindercare, Fresh Thyme Market, Honey & Rye, It's Still Me, Corepower Yoga, Park Nicollet Urgent Care, Lunds & Byerlys, Mexican Grill, McDonald's, Miracle Mile Shopping Center, Half Price Books, Sherwin-Williams, Goodwill, LA Fitness, and more



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Interior Photo

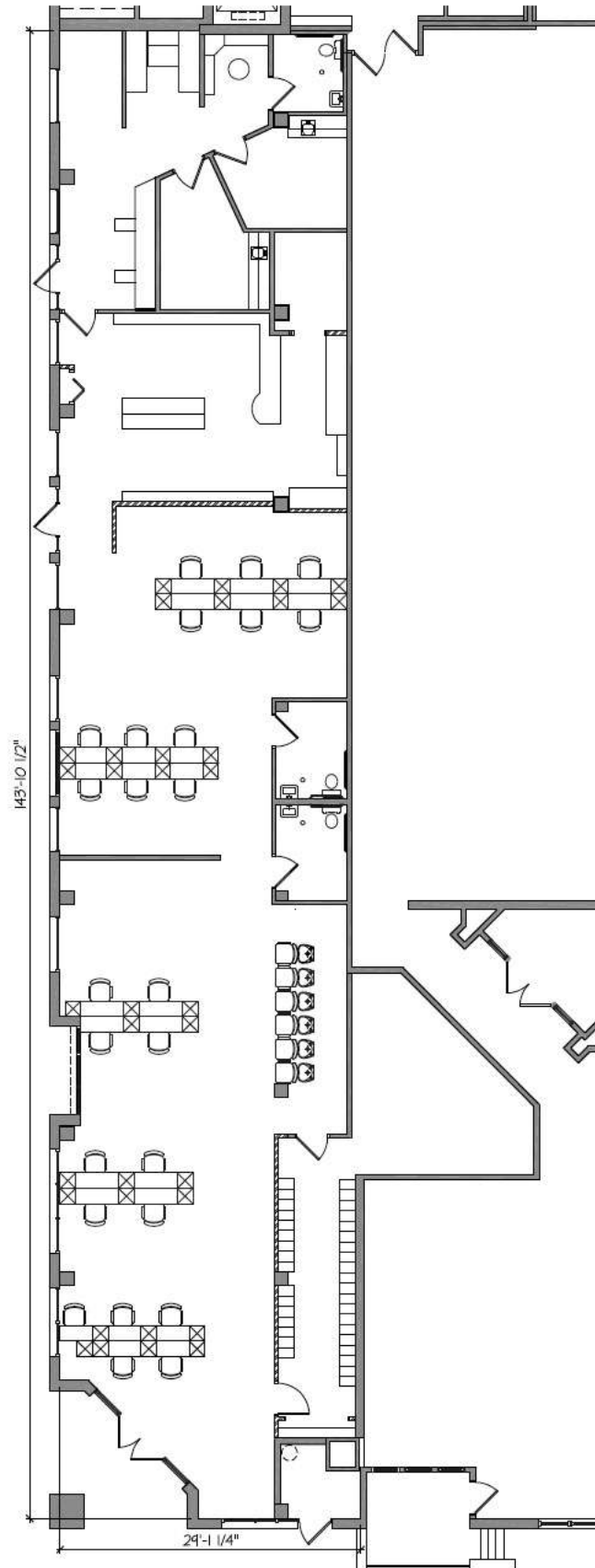


Interior Photo



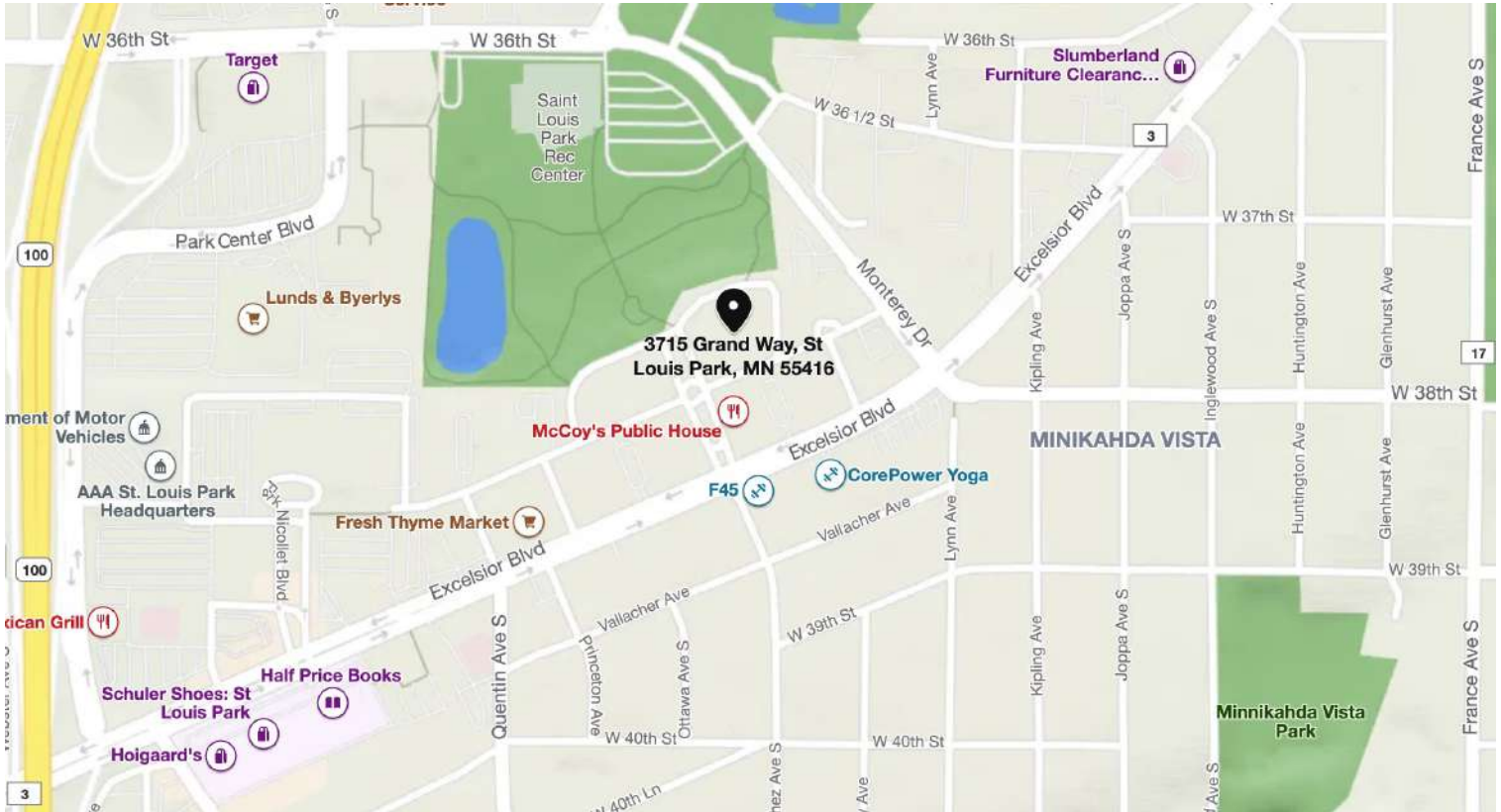
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Floor Plan



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Map



Aerial



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