



For Lease or Sale

215 10TH AVE S MINNEAPOLIS RETAIL CONDO

215 10th Ave S, Minneapolis, MN 55418

SAM CARTER

(651) 335-2110

Sam@obsidiangroup.com

Vice President of Brokerage

JASPER GANTRIIS

(612) 669-1654

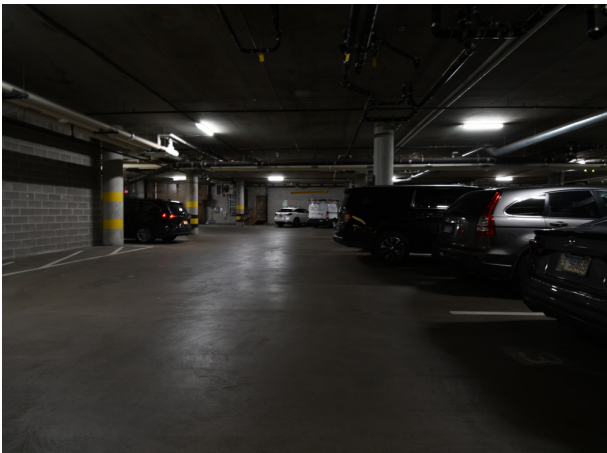
Jasper@obsidiangroup.com

Associate



Property Profile

This premier two-unit commercial condo at 215 10th Ave S presents a rare, flexible opportunity perfectly suited for both forward-thinking owner-users and strategic investors. The property features immediate, in-place rental income from an active salon lease alongside a prime 640-square-foot vacant space, allowing an owner-occupier to seamlessly establish their business while significantly offsetting holding costs, or an investor to capitalize on instant cash flow with additional leasing upside. Highly adaptable for a wide variety of professional or retail uses, this beautifully appointed property combines versatile design with the coveted convenience of available off-street parking.



Space:

**Approx. 640 sf vacant,
946 sf leased (Salon)**

Price:

\$450,000

Uses

**Storefront Retail, Office, Medical Office,
Chiropractor's office**

Parking

**Four (4) Reserved Spaces For Sale
(\$45,000/space),
General retail parking available for
clients.**

NOI:

\$15,600 NNN / Yr (Salon)



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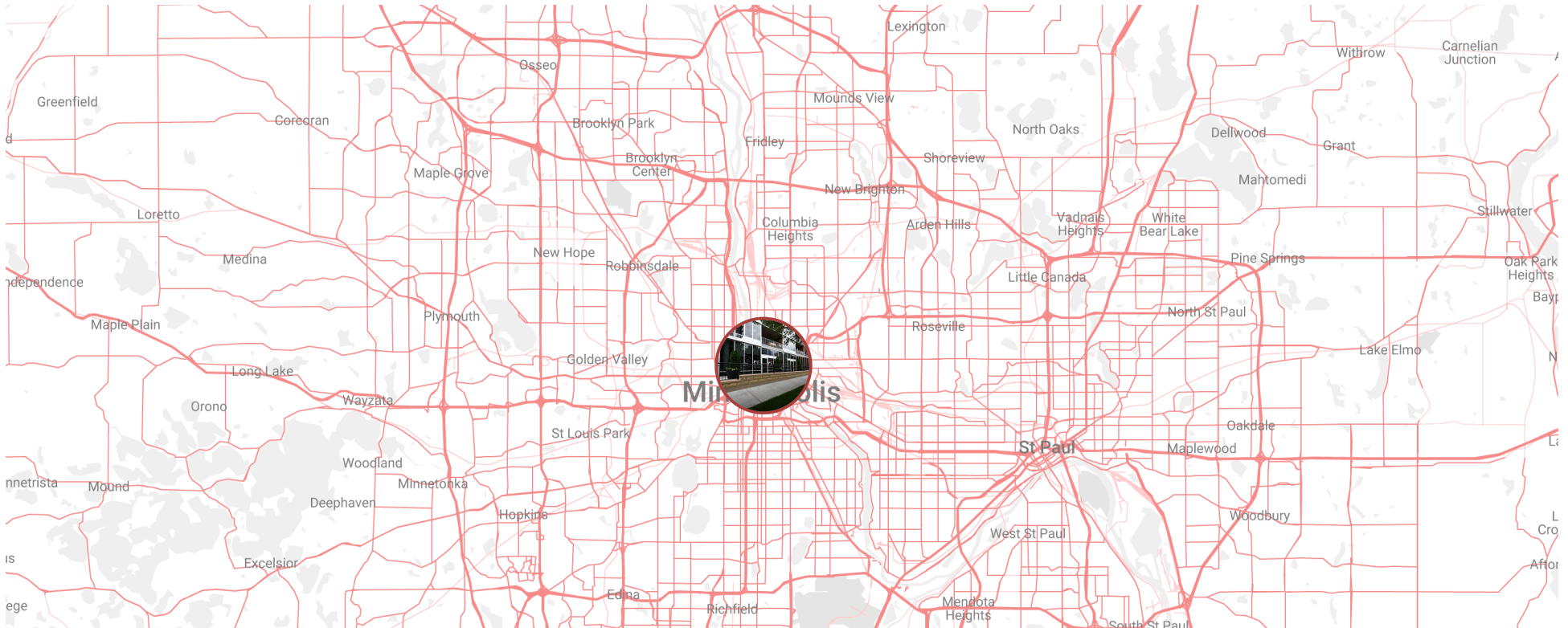
Property Photos



Property Photos



Property Proximity/Demographics



	1 mile	3 miles
Population	46,337	256,062
Households	23,607	116,902
Median Age	33.40	33.60
Median HH Income	\$61,946	\$65,101
Daytime Employees	119,391	292,216
Population Growth '25 - '30	▲ 2.42%	▲ 0.54%
Household Growth '25 - '30	▲ 2.62%	▲ 0.71%



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