



SUMMERHILL
Commercial Real Estate, LLC

FOR SALE
FORMER TIMBER LODGE
8355 University Avenue NE
Spring Lake Park, MN 55432



- 8355 University Avenue NE:** \$575,000 asking price.
Lot Size/PID: 1.29 acres/55,619 sf/PID 02-30-24-21-0102.
Existing Structure Size: 6,564 sf.
2019 Estimated Real Estate Tax: Approximately \$7,937/\$1.21 psf.
Zoning: C-2 Neighborhood Service Center Commercial.
- Great, standalone restaurant building w/ excellent University Ave NE exposure.
 - Brand new large outdoor seating patio area in front of building.
 - Excellent street access w/ 2 total curb cuts w/ extra parking lot in back.
 - Extensive, large, and intact kitchen w/ a lot of equipment included.
 - (2) walk in coolers (beer & food) and (1) walk in freezer included.
 - Fountain drink system in place & (2) new HVAC units.
 - Located in vibrant trade area along University Ave NE near Northtown Mall.
 - Former Timber Lodge restaurant facility.
 - Regulatory licensing should be ready to go for full service restaurant with liquor.
 - Large main bar area ready to be finished, infrastructure in place, side bar already finished & ready to go.
 - The building has ADA compliant restrooms in place along w/ a convenient side entry/lobby area w/ storefront glass door vestibule.
 - 100% sprinklered building.
 - 31,000 daily vehicle count on University Ave NE (2017, MNDOT).
 - Demographics: 7,881 – 1 mile radius, 75,645 – 3 mile radius, 226,645– 5 mile radius (2018 ESRI).
 - Est Avg HH Income: \$72,965 – 1 mile radius, \$80,821 – 3 mile radius, \$84,016 – 5 mile radius (2018 ESRI).



For more information, please contact:

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or visit our website at:

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