



**PREMIER**  
COMMERCIAL  
PROPERTIES



# For Sale

8298 University Ave NE, Fridley, MN 55432

## PROPERTY DETAILS

- \* Former restaurant For Sale
- \* Perfect set-up for new restaurant, church, community center, charter school or multi-family highrise
- \* Located just off University Ave in the Northtown shopping district
- \* Easy access to University Ave
- \* All FF & E stays in place
- \* Fantastic demographics



## **PROPERTY DETAILS**

**SALE PRICE: \$1,750,000**

**PROPERTY TAXES: \$31,121.08 (2019)**

## **FOR MORE INFORMATION, CONTACT**

Marty Fisher

763.862.2005

[mfisher@premiercommercialproperties.com](mailto:mfisher@premiercommercialproperties.com)



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## Salient facts

- \* Total building size - 9,858 square feet
- \* Built in 1978
- \* Approximately 1.72 acre land size
- \* 127 marked surface stalls
- \* Building foundation - approximately 60' x 80'
- \* Full main level
- \* Lower level access to parking lot
- \* Storage shed (approximately 12' x 20') in back lot
- \* Pylon signage visible to University Ave
- \* All FF & E included in sale





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## Main floor - approximately 60' x 80'

- \* Main dining area with full kitchen
- \* Dining area approximately 60' x 54'
- \* Main kitchen area approximately 25' x 40'
- \* Bar seats 28
- \* Main dining area seats approximately 140
- \* Access to outside deck, approximate seating 32
- \* Main floor access via vestibule
- \* Men's and women's restrooms
- \* Full featured kitchen, all equipment included in sale



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All equipment onsite is  
included in the sale



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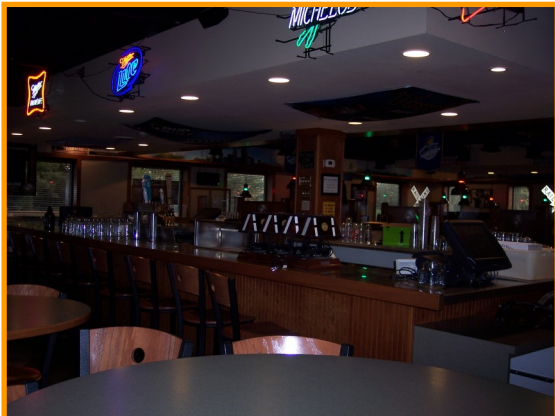
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## Main floor dining/bar



**Dining seats approximately 140 | Bar seats 28**



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## Lower level

- \* Total size approximately 60' x 80'
- \* Handicap access to main parking lot
- \* Banquet area with full bar (approximately 60' x 42')
- \* Bar seats 12
- \* Men's & women's restrooms
- \* Coolers, storage, mechanical systems
- \* Business office
- \* Additional prep and storage
- \* 8-1/2' ceilings in banquet area





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## DEMOGRAPHICS (2019)

### 1 mile

### 3 miles

### 5 miles

Total Population	8,570	77,308	228,377
Total Households	3,560	29,808	86,533
Average Household Income	\$72,317	\$78,211	\$81,172



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