



FOR SALE

BETTY DANGER'S
2501 & 2519 MARSHALL ST NE +
41 LOWRY AVE NE, MINNEAPOLIS, MN

Results
COMMERCIAL
RE/MAX RESULTS

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BETTY DANGER'S

2501 & 2519 MARSHALL ST NE + 41 LOWRY AVE NE, MINNEAPOLIS, MN 55418

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Results Commercial in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION

PROPERTY OVERVIEW

BETTY DANGER'S

2501 & 2519 MARSHALL ST NE + 41 LOWRY AVE NE, MINNEAPOLIS, MN 55418

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PROPERTY DESCRIPTION

Results Commercial has the most amazing entertainment event venue, restaurant & bar, and destination location in the Twin Cities, specifically Minneapolis, MN, available to purchase. That's what Betty Danger Country Club is all about. It is beyond unique and is a truly spectacular venue with a huge customer following as you'll see from reviews and on social media platforms. As you take a look at Betty Danger's, it quickly becomes clear that this is a one-of-a-kind place to see and be seen, is a work of art itself. The property has been perfectly maintained and is stunningly furnished inside and out.

Betty Danger's includes an adjacent single-family home at 41 Lowry Ave NE included with the main building, which is 8,400 SF, zoned C1 in an Opportunity Zone with 1.12 total acres. Incredible A+ location with easy access at the corner of Marshall Avenue & Lowry Avenue in the prime NE Minneapolis Arts District. This is the place to be in all of the Twin Cities for dining, entertainment, arts and event locations. 43 off-street parking spots with overflow street parking allows for large events and easy parking.

The eclectic features of Betty Danger's are out of this world including a custom-made Ferris Wheel directly from Europe in 2014, a (mini) golf course meandering inside and outside, huge patio, and a Caddie Shack. This property was fully remodeled (new roof) and expanded in 2014 to include an incredible commercial kitchen with two full-service food lines with a walk-in cooler/freezer combo, and a dry storage and state-of-the-art distribution system in the liquor room. Naturally the Ferris Wheel is a customer favorite and when lit up at night is as magnificent as the views of downtown Minneapolis in one direction and the majestic Mississippi River in the other.

The beautiful garden room encompasses both the inside & outside with fully operational glass garage doors to create an amazing versatile atmosphere. Next to the Garden Room is the main bar and on the other side of the main bar are two additional dining areas. Betty Danger's has two large ADA public bathrooms and one dedicated ADA bathroom. Other property features include a private office, security systems throughout, and a convenient drive-in door for deliveries in all kinds of weather.

The purchase price includes the properties, furnishings, fixtures and equipment, FF&E, (i.e.. tables & chairs, kitchen & bar equipment or basic small wares) with most of the "décor" in-place. The Ferris Wheel is included at the list price along with the house, but the art or personal collections are not included. The business asset which includes the name or related intellectual property is not included at this list price. If a buyer wishes to purchase the business asset, the Listing Brokers will discuss this directly with the Seller.

Results Commercial requests that **NO inquiries be made at Betty Danger's to any staff or employees regarding this sale** and all questions & tour information will be provided by ONLY the Listing Brokers. We appreciate any interested parties to use the utmost of discretion in this property asset sale.

Property Sales Video: https://youtu.be/woFi5XFme_0

3D Virtual Tour: https://youtu.be/woFi5XFme_0

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EXECUTIVE SUMMARY

BETTY DANGER'S

2501 & 2519 MARSHALL ST NE, MINNEAPOLIS, MN 55418

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OFFERING SUMMARY

Sale Price:	\$4,200,000
Building Size:	8,400 SF
Available SF:	8,400 SF
Lot Size:	1.12 Acres
Number of Units:	1
Year Built:	1984
Renovated:	2014
Zoning:	C2 - NH Corridor Commercial District
Zoning:	C1 - Neighborhood Commercial District

PROPERTY HIGHLIGHTS

- Iconic Entertainment Event Venue + Huge Restaurant & Bar
- 8,400 SF Main Building plus Single Family Home On 1.12 Acres
- Zoned C2 (Betty Danger's) & C1 (Single Family Home) in High-Demand NE Arts District - Opportunity Zone
- Spectacular Views Of Downtown Minneapolis Skyline and Nearby Mississippi River
- Remodeled & Expanded in 2014, Including New Roof & Commercial Kitchen
- Features Custom Built, Full Size Ferris Wheel Manufactured in Europe
- Inside & Outside Mini-Golf Course with Caddie Shack
- Multiple Dining areas off the Main Bar with a Huge Patio
- Two Full Service Food lines, Walk-In Cooler/Freezer, Dry Storage and Liquor Room
- Two Large ADA Compliant Public Restrooms and One dedicated ADA Restroom
- Drive-In Door & Storage Space for deliveries
- 43 Off Street Parking spots
- Property Sales Video: https://youtu.be/woFi5XFme_0
- 3D Virtual Tour: <https://my.matterport.com/show/?m=rNNGETtkgTp>

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PROPERTY DETAILS

BETTY DANGER'S

2501 & 2519 MARSHALL ST NE + 41 LOWRY AVE NE, MINNEAPOLIS, MN 55418

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SALE PRICE

\$4,200,000

LOCATION INFORMATION

Building Name	Betty Danger's
Street Address	2501 & 2519 Marshall St NE & 41 Lowry Ave NE
City, State, Zip	Minneapolis, MN 55418
County/Township	Hennepin
Nearest Airport	MSP

BUILDING INFORMATION

Building Size	8,400 SF
Tenancy	Single
Year Built	1984
Last Renovated	2014
Construction Status	Existing
Roof	New in 2014
Free Standing	Yes
Number Of Buildings	2

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Restaurant and/or Event Center
Zoning	C2 & C1
Lot Size	1.12 Acres
APN#	10-029-24-14-0018, 10-029-24-14-0154, 10-029-24-14-0017
Corner Property	Yes
Taxes 2022	\$35,712.92

PARKING & TRANSPORTATION

Off Street & Street Parking	Yes
Parking Type	Surface
Number Of Spaces(Off Street)	43

UTILITIES & AMENITIES

Security System	Yes
Handicap Access	Yes
Freight Elevator	No
Restrooms	2 ADA Compliant, 1 Dedicated ADA Restroom

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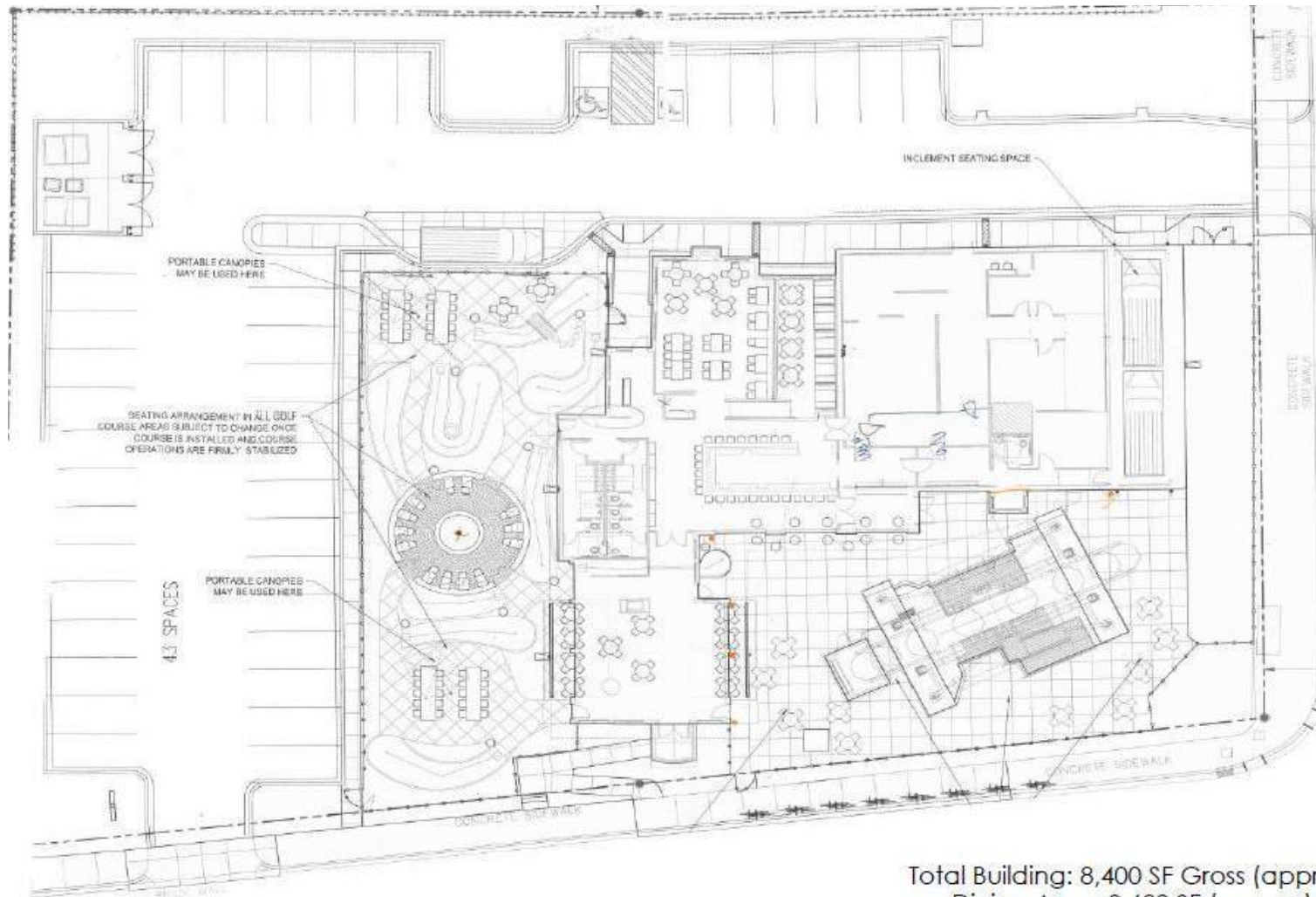


SITE PLAN

BETTY DANGER'S

2501 & 2519 MARSHALL ST NE, MINNEAPOLIS, MN 55418

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Total Building: 8,400 SF Gross (approx)
Dining Area: 3,689 SF (approx)
Outdoor Dining: 5,340 SF

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VIRTUAL TOUR

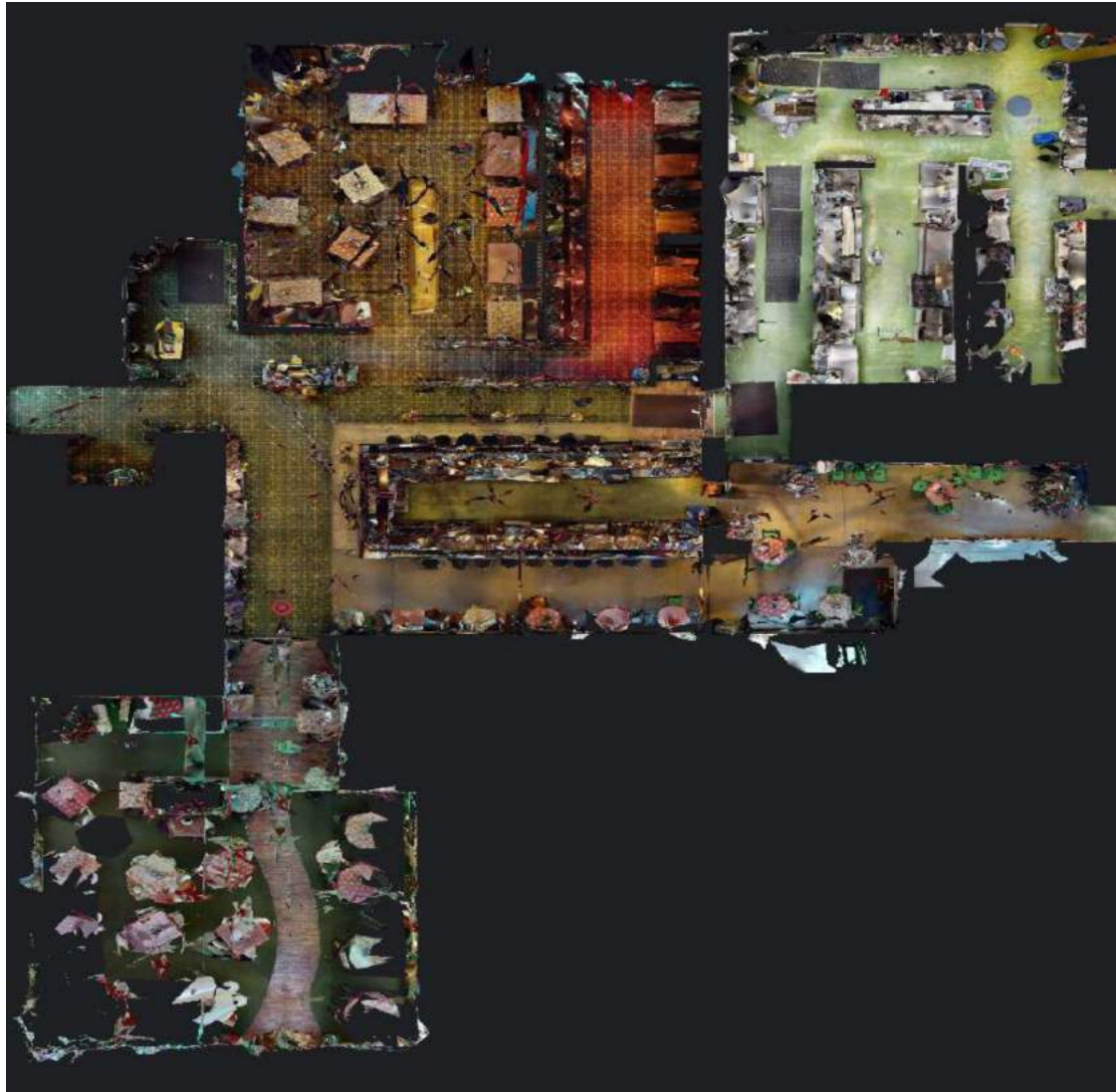
BETTY DANGER'S

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360° VIRTUAL TOUR

VIDEO TOUR



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ZONING - C2 - NEIGHBORHOOD CORRIDOR COMMERCIAL DISTRICT

BETTY DANGER'S

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MINNEAPOLIS ZONING

548.260. Purpose. The C2 Neighborhood Corridor Commercial District is established to provide an environment of retail sales and commercial services that are larger in scale than allowed in the C1 District and to allow a broader range of automobile related uses. In addition to commercial uses, residential uses, institutional and public uses, parking facilities, limited production and processing and public services and utilities are allowed.

548.270. Uses Permitted and conditional uses in the C2 District shall be as specified in section **548.30** and Table 548-1, Principal Uses in the Commercial Districts.

The following conditions govern uses in the C2 District:

- (1)** Maximum floor area. All commercial uses, including shopping centers, shall be limited to a maximum gross floor area of thirty thousand (30,000) square feet per use, except for planned unit developments.
- (2)** Wholesale and off-premise sales. Wholesale and off-premise sales accessory to retail sales shall be limited to four thousand (4,000) square feet of gross floor area or forty-five (45) percent of gross floor area, whichever is less, provided that the main entrance opens to the retail component of the establishment, except as otherwise provided in this ordinance.
- (3)** Drive-through facilities prohibited. Drive-through facilities shall be prohibited.
- (4)** Outdoor speakers permitted. Outdoor speakers shall be permitted, provided that speaker boxes shall not be audible from a residence or office residence district boundary or from a permitted or conditional residential use
- (5)** Fast food restaurants. Fast food restaurants established after the effective date of this ordinance shall be located only in storefront buildings existing on the effective date of this ordinance, provided further that no significant changes shall be made to the exterior of the structure and freestanding signs shall be prohibited, except where the property is part of an area of at least six hundred sixty (660) feet of continuous C2, C3S, C4 or industrial zoning fronting along the same side of the street as the fast food restaurant, without interruption by a residence, office residence, C1, C3A or Pedestrian Oriented Overlay District.
- (6)** Automobile sales. Automobile sales shall be limited to new and vintage passenger automobiles only, except those leased automobiles and used automobiles received in trade may be sold as an accessory use.
- (7)** Production, processing, and storage. Production, processing, and storage uses shall be limited to five thousand (5,000) square feet of gross floor area.

Zoning Link: https://library.municode.com/mn/minneapolis/codes/code_of_ordinances?nodeld=MICOOR_TIT20ZOCO_CH548CODI_ARTIIC2NECOCODI

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ZONING - C1 - NEIGHBORHOOD COMMERCIAL DISTRICT

SINGLE FAMILY HOME

41 LOWRY AVE NE, MINNEAPOLIS, MN 55418

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MINNEAPOLIS ZONING

548.200. Purpose. The C1 Neighborhood Commercial District is established to provide a convenient shopping environment of small scale retail sales and commercial services that are compatible with adjacent residential uses. In addition to commercial uses, residential uses, institutional and public uses, parking facilities, limited production and processing and public services and utilities are allowed.

The following conditions govern uses in the C1 District:

(1) Maximum floor area.

a. In general. All commercial uses, including individual uses in shopping centers, shall be limited to a maximum gross floor area of five thousand (5,000) square feet per use, except for planned unit developments and as provided in sections b. and c. below.

b. Bonus for no parking located between the principal structure and the street. If parking is not located between the principal structure and the street, the maximum gross floor area of a commercial use shall be increased to seven thousand five hundred (7,500) square feet.

c. Bonus for additional stories. If parking is not located between the principal structure and the street, and the structure in which the commercial use is located is at least two (2) stories (not including the basement), the maximum gross floor area of a commercial use shall be increased to ten thousand (10,000) square feet.

(2) Wholesale and off-premise sales. Wholesale and off-premises sales accessory to retail sales shall be limited to two thousand (2,000) square feet of gross floor area or forty-five (45) percent of gross floor area, whichever is less, provided that the main entrance opens to the retail component of the establishment.

(3) Drive-through facilities and car washes prohibited. Drive-through facilities and car washes shall be prohibited.

(4) Outdoor speakers prohibited. Commercial outdoor speakers shall be prohibited, except when used in conjunction with self-service fuel pumps. Speaker boxes designed to communicate from pump islands shall not be audible from a residence or office residence district boundary or from a permitted or conditional residential use.

(5) Fast food restaurants. Fast food restaurants shall be located only in storefront buildings existing on the effective date of this chapter, provided further that no significant changes shall be made to the exterior of the structure and freestanding signs shall be prohibited.

(6) Automobile convenience facility and minor automobile repair. Automobile convenience facilities and minor automobile repair uses shall not expand beyond the boundaries of the zoning lot existing on the effective date of this chapter, and may not be reestablished if changed to another use.

Zoning link: https://library.municode.com/mn/minneapolis/codes/code_of_ordinances?nodeId=MICOOR_TIT20ZOCO_CH548CODI_ARTIGEPR_548.30PRUSCODI

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EXECUTIVE SUMMARY - SINGLE FAMILY HOME

BETTY DANGER'S - SINGLE FAMILY HOME
41 LOWRY AVE NE, MINNEAPOLIS, MN 55418



OFFERING SUMMARY

Sale Price:	Included in Sale Price
Building Size:	2,311 SF
Available SF:	2,311
Lot Size:	0.13 Acres / 5,663 SF
Number of Units:	1
Year Built:	1924
Renovated:	2014
Zoning:	C1 - Neighborhood Commercial District
PID	10-029-24-14-0017
Taxes 2022	\$3,464.84

PROPERTY HIGHLIGHTS

- Single Family Home Included in Sale with Betty Danger's
- 4 Bedrooms, 2 Full Bathrooms & 1 Half Bath
- 2,311 Finished SF (1,527 Above Ground + 784 Finished Below Ground)
- 0.13 Acres
- Zoned C1 - Neighborhood Commercial District (See Full Description)
- 2 Car Detached Garage

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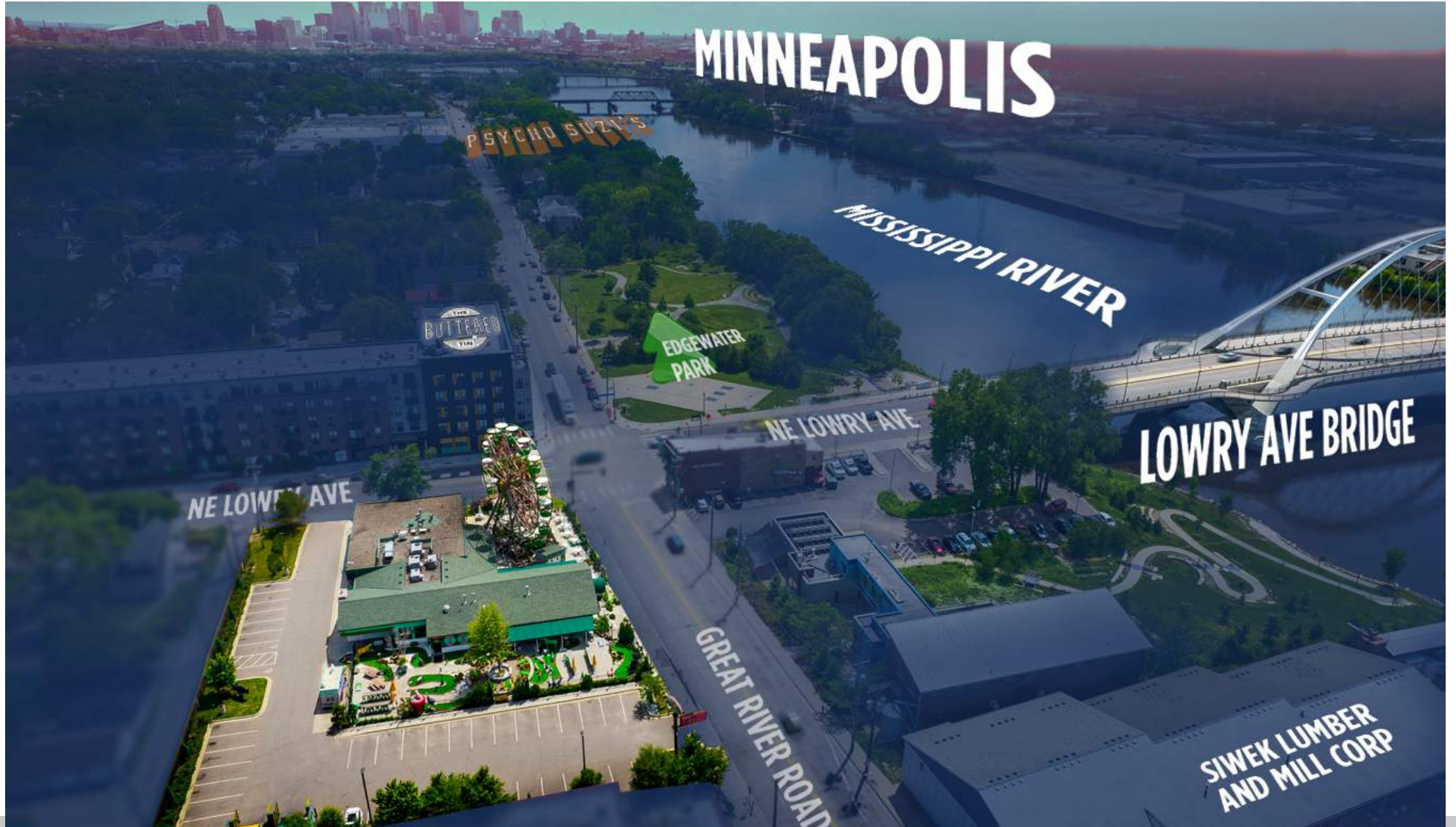


PHOTO GALLERY

BETTY DANGER'S

2501 & 2519 MARSHALL ST NE + 41 LOWRY AVE NE, MINNEAPOLIS, MN 55418

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PHOTO GALLERY

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PHOTO GALLERY

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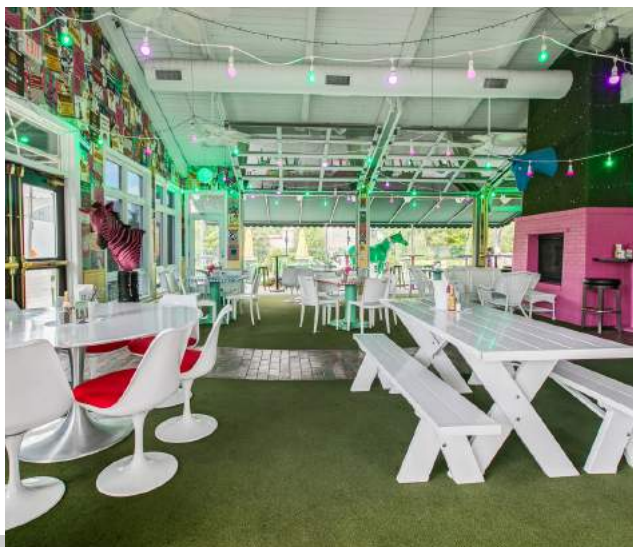
Results
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PHOTO GALLERY

BETTY DANGER'S

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PHOTO GALLERY

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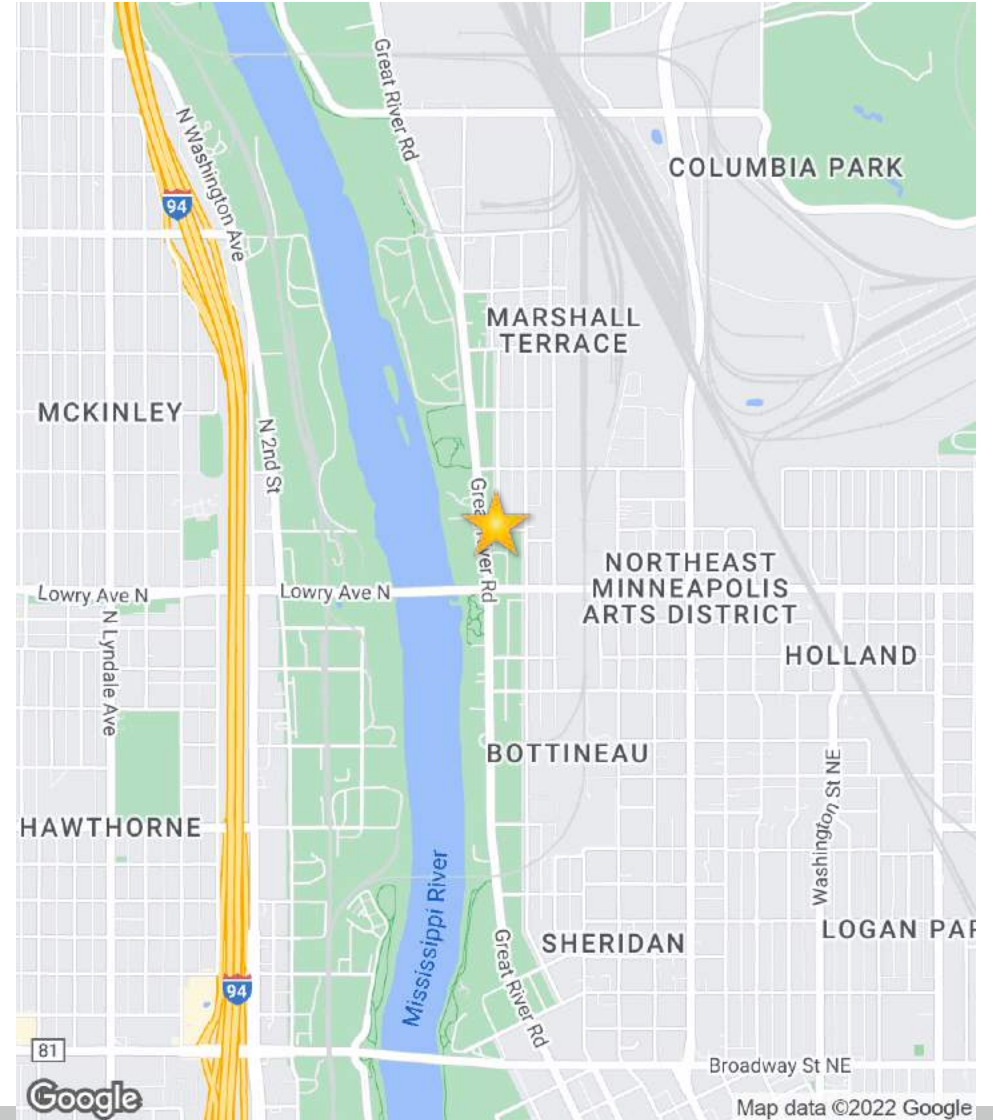
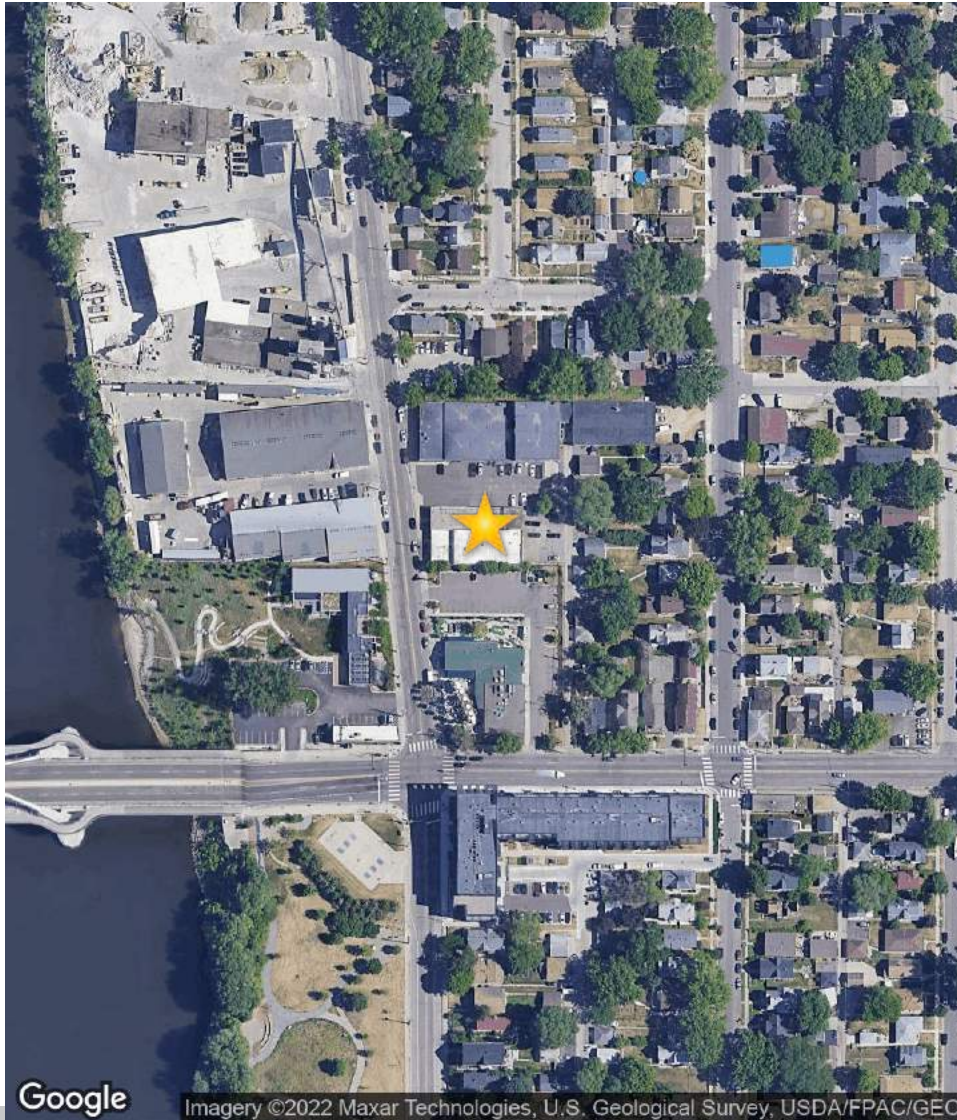
LOCATION INFORMATION

AERIAL MAP

BETTY DANGER'S

2501 & 2519 MARSHALL ST NE + 41 LOWRY AVE NE, MINNEAPOLIS, MN 55418

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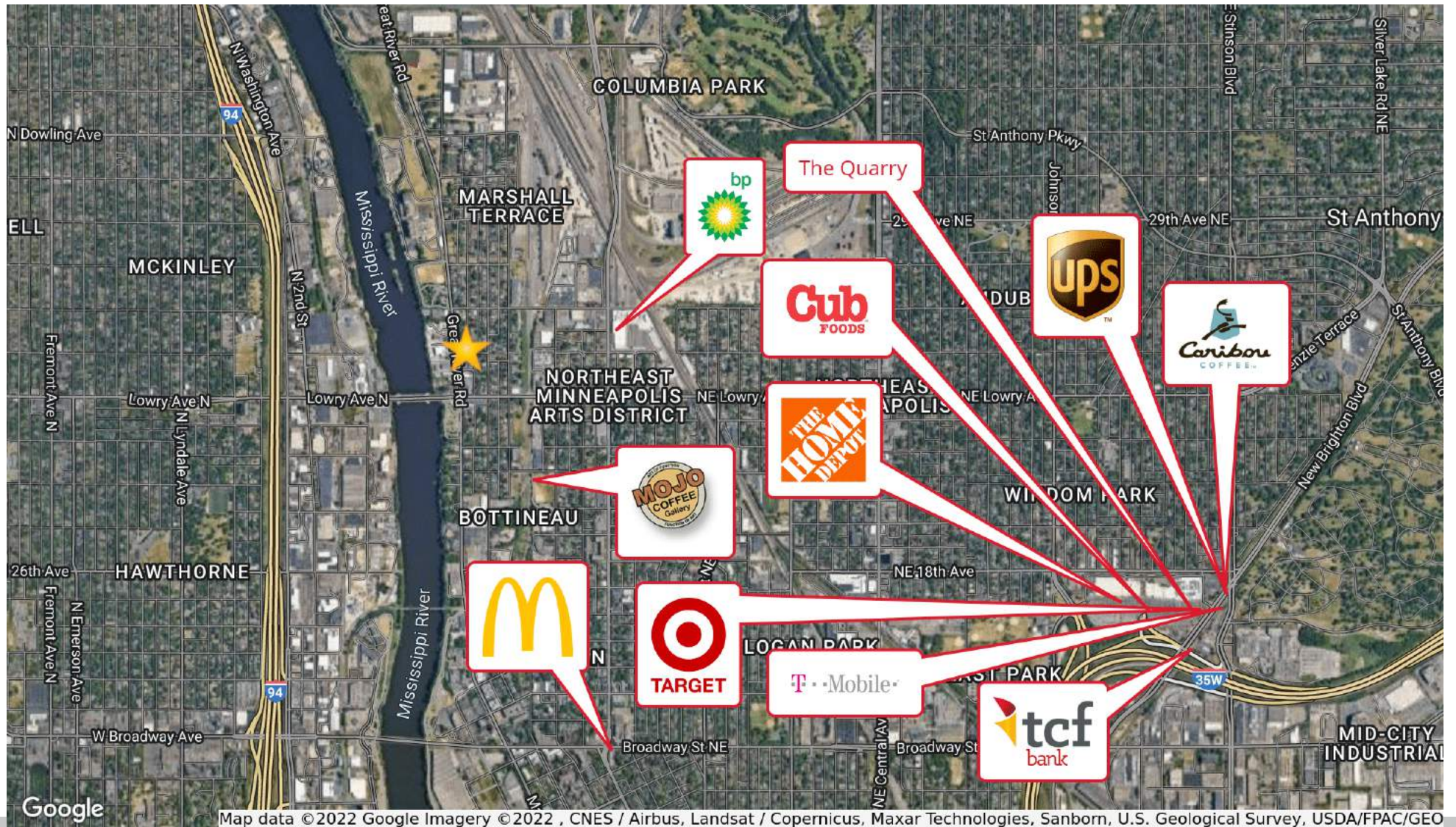


RETAILER MAP

BETTY DANGER'S

2501 & 2519 MARSHALL ST NE + 41 LOWRY AVE NE, MINNEAPOLIS, MN 55418

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ALL ANIMALS SHALL
SUPPORT BLUE FACILITIES

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

BETTY DANGER'S
 2501 & 2519 MARSHALL ST NE + 41 LOWRY AVE NE, MINNEAPOLIS, MN 55418

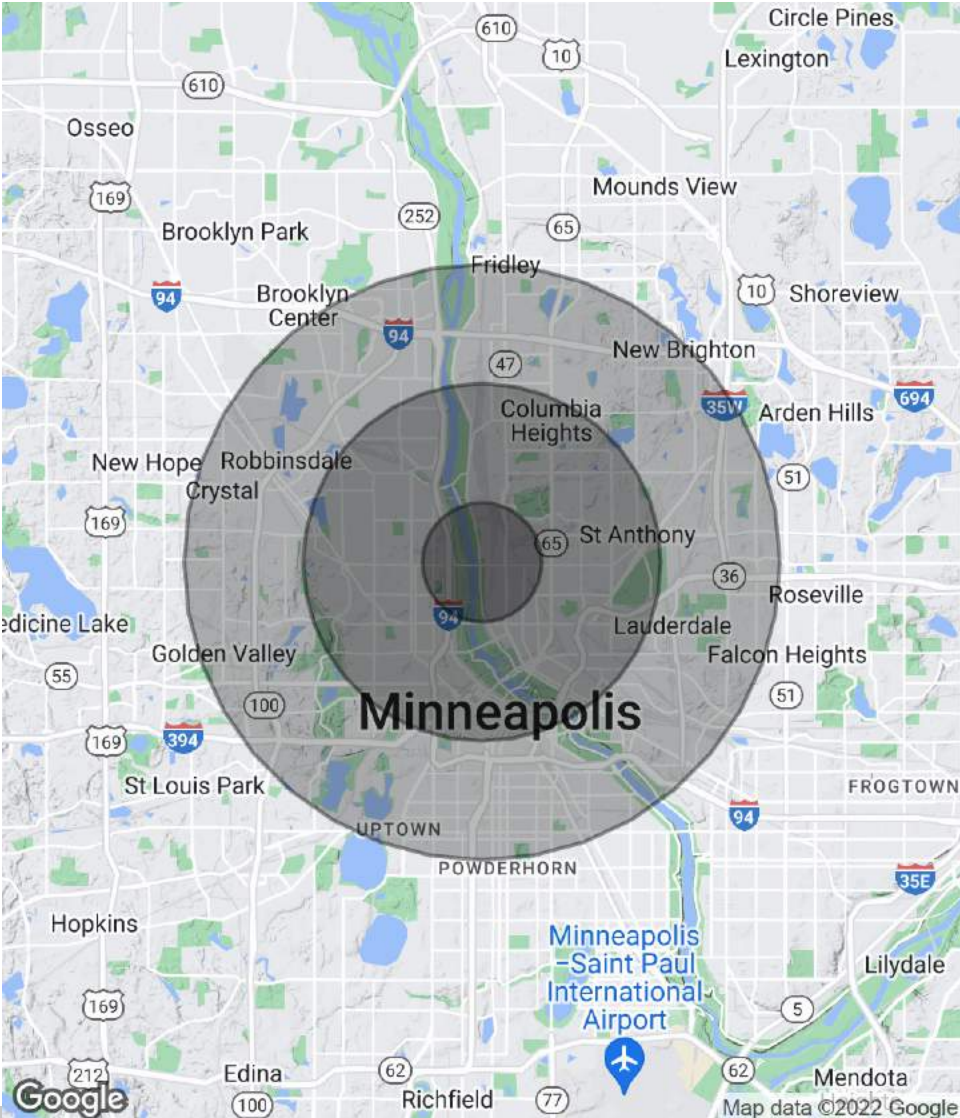
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,524	156,037	438,302
Average Age	31.7	32.0	32.0
Average Age (Male)	32.4	31.6	31.8
Average Age (Female)	31.7	32.7	32.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,186	67,371	189,337
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$43,266	\$57,505	\$57,736
Average House Value	\$221,500	\$215,240	\$229,396

** Demographic data derived from 2020 ACS - US Census*



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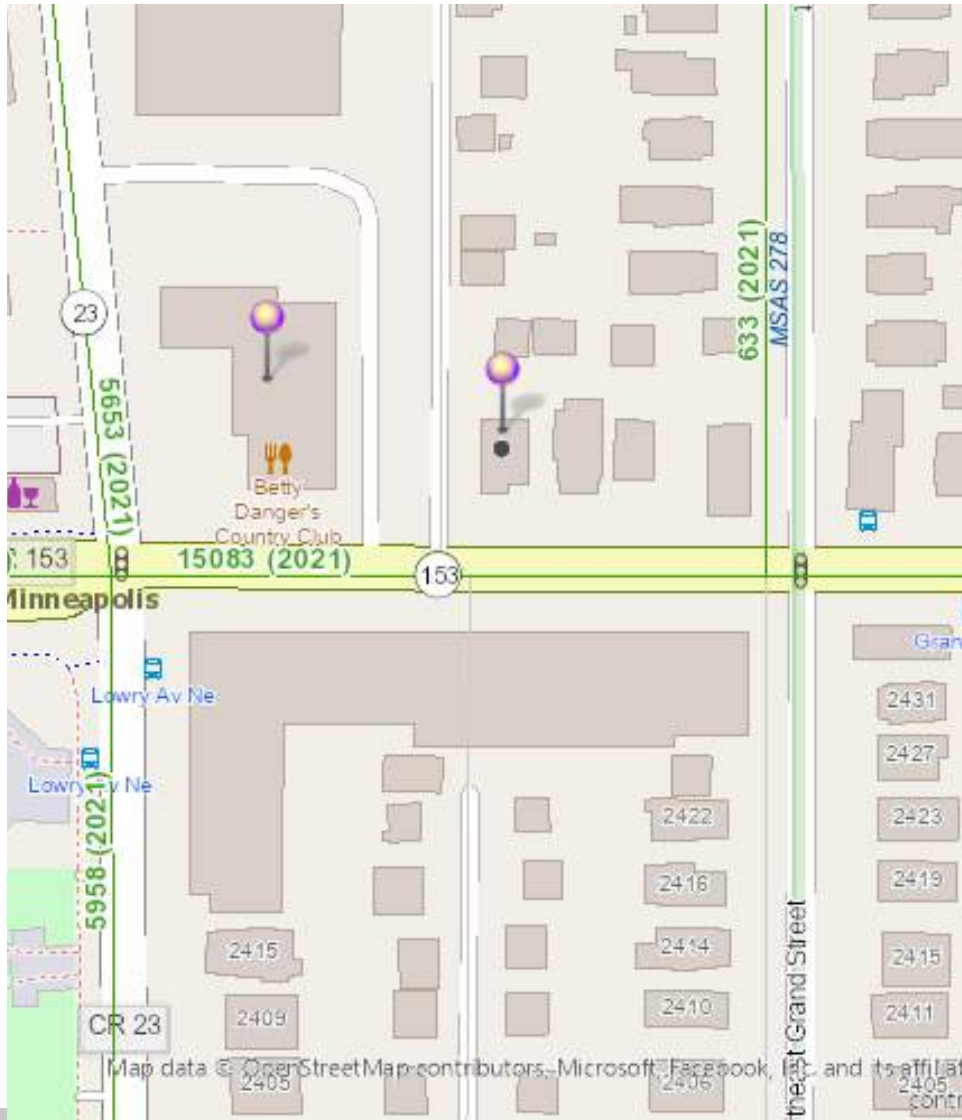


TRAFFIC COUNTS

BETTY DANGER'S

2501 & 2519 MARSHALL ST NE + 41 LOWRY AVE NE, MINNEAPOLIS, MN 55418

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NE Lowry Ave NE

15,083 Vehicles Per Day

Marshall St. NE

5,693 Vehicles Per Day

Source: MNDOT 2021

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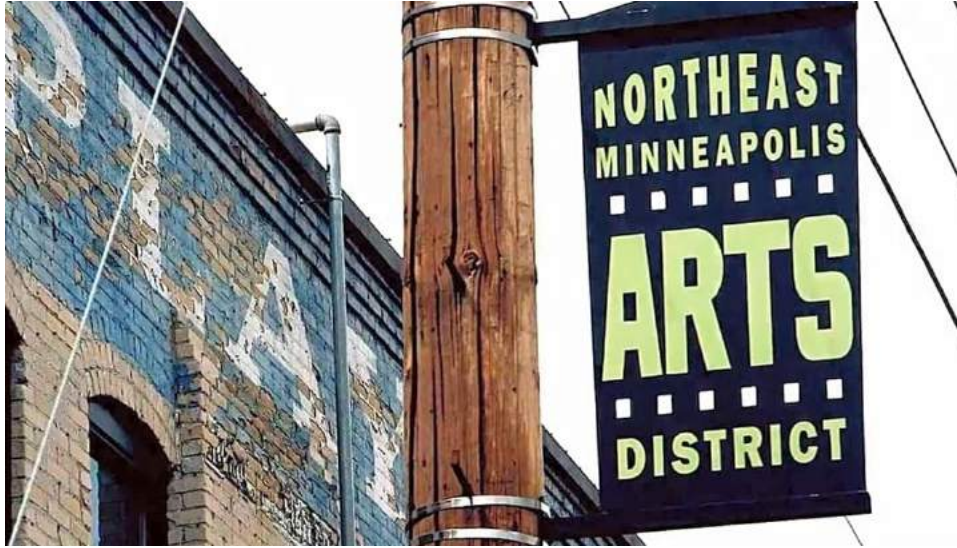


ABOUT NE MINNEAPOLIS

BETTY DANGERS

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A QUICK HISTORY OF NORTHEAST MINNEAPOLIS

Northeast Minneapolis—otherwise lovingly known as “Nordeast” by the locals—was one of the first proper neighborhoods of Minneapolis. In the 1870s, the area bordering the Mississippi River just to the North of downtown was known as St. Anthony. When the industrial North Loop began to spill over, seeking new places for housing and retail, the city of Minneapolis annexed the community, and Nordeast was born. Today, it’s one of the fastest-growing neighborhoods in the United States and one of Minneapolis’s most sought-after commercial areas. Renovated historic warehouses are juxtaposed alongside new residential development, attracting a global community of young professionals and business owners. It’s a happening place.

The sprawling Northeast area is an up-and-coming area known for art galleries and studios in the Northeast Minneapolis Arts District, plus a mix of artisanal food shops, craft breweries, dive bars and decades-old sausage and cheese stores. Dining options range from experimental restaurants to old-school supper clubs. Along the river, Boom Island Park offers downtown skyline views and a footbridge to Nicollet Island.

Known for its fun artist community that’s spawned endless breweries and dive bars, Minneapolis’s Northeast neighborhood can be a lot to take in. But talk to any Twin Cities local, and you’ll quickly realize that Northeast is one of the most popular neighborhoods in town.

Sources: <https://discoverthecities.com/northeast-neighborhood-minneapolis/>

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MEET THE TEAM

BETTY DANGER'S

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