

# FORMER SALON / RETAIL SPACE FOR LEASE

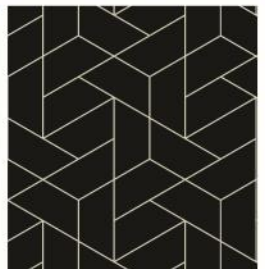
12385 OTTAWA AVENUE, SAVAGE, MN 55378



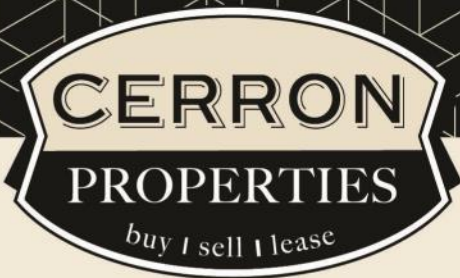
FOR LEASE | FORMER SALON / RETAIL SPACE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
WWW.CERRON.COM







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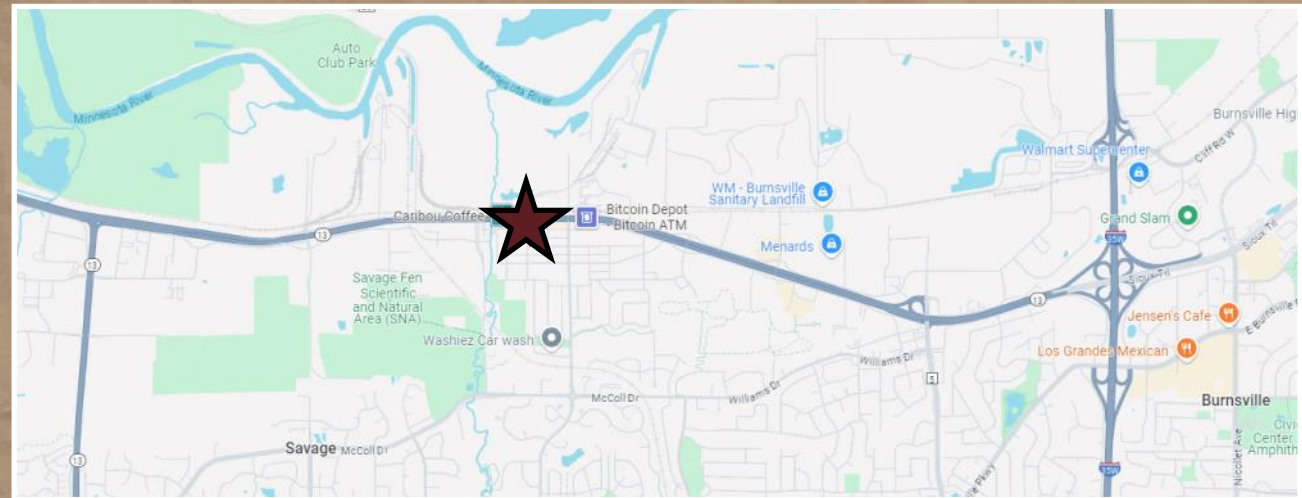
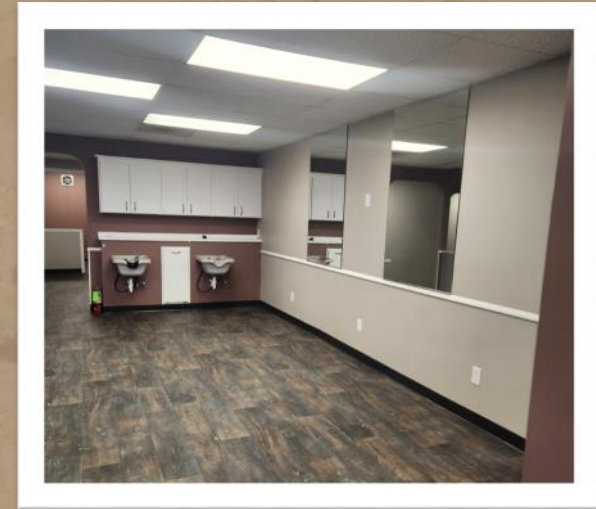
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## PROPERTY HIGHLIGHTS

- 850 SF Former Salon / Retail Lease Space
- 3 sinks, washer & dryer, and laundry tub
- Separate restroom and shared entrance with barber shop
- Space includes: waiting area, open room with mirrors and room for 5 or more chairs for hair, backroom for nails, laundry/break room, 2nd open area and restroom
- Lease Rate: \$20.40/SF Gross (\$1,445/month), plus pro rata share of utilities



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,  
please contact:  
**Bruce Rydeen**  
**952.469.9444**  
brucer@cerron.com



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PHOTOS



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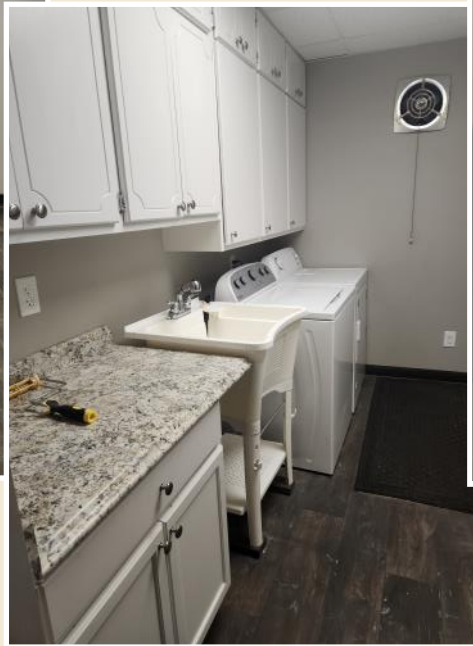
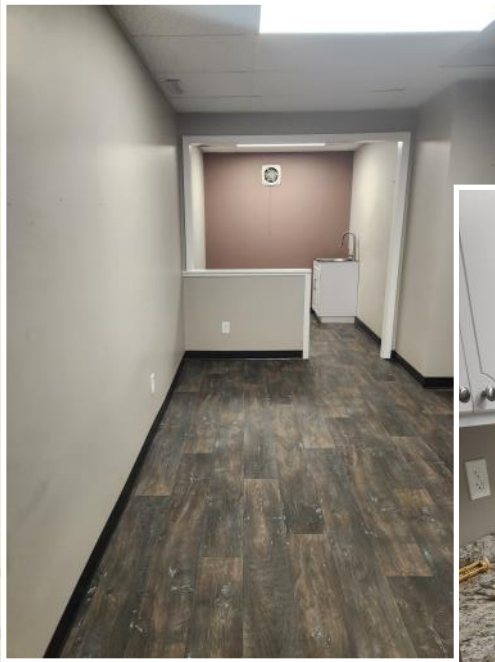


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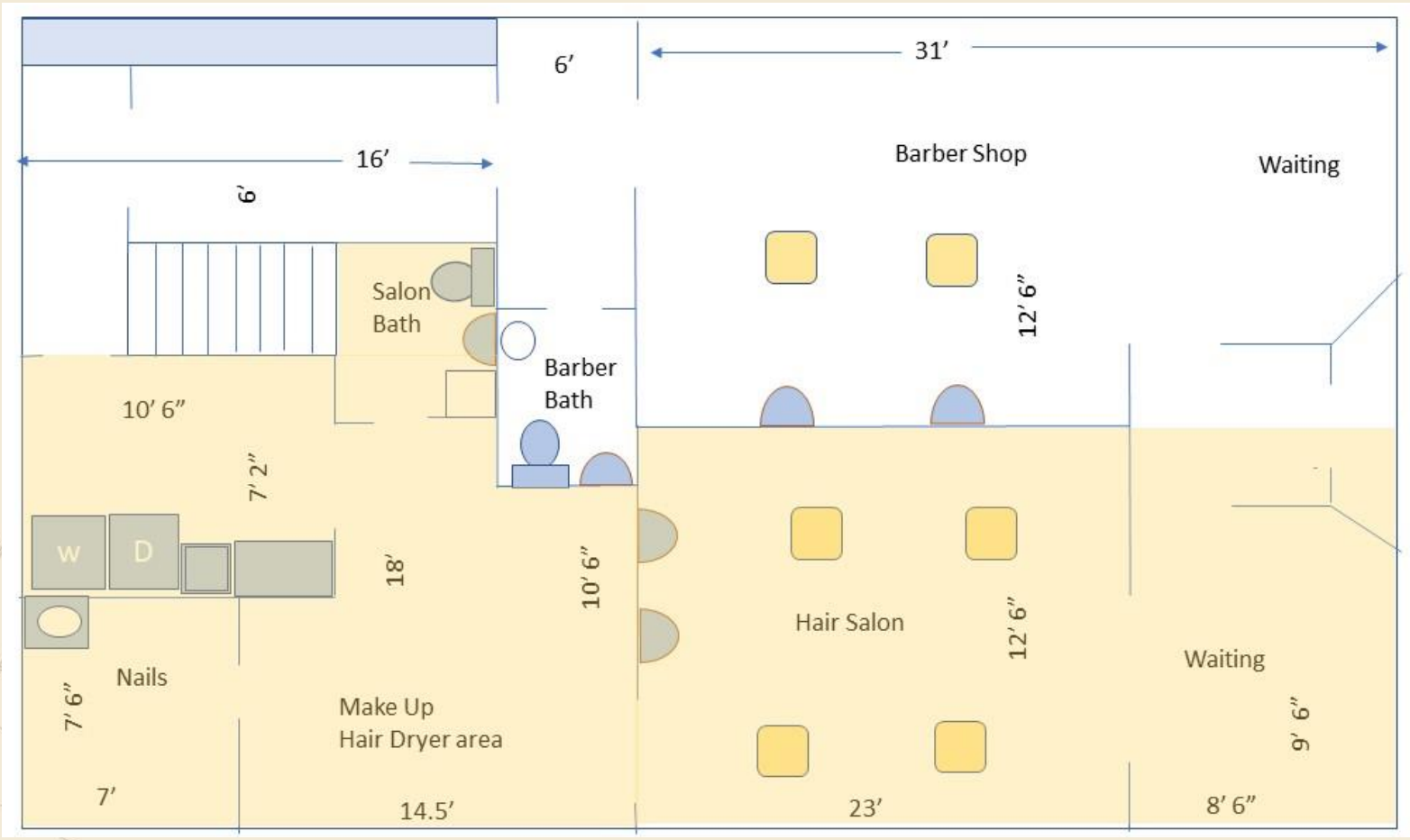
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## FLOOR PLAN



**AVAILABLE SPACE**

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*let's get started!*

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