



SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE OR SALE
847 White Bear Avenue North
Saint Paul, MN 55106-4318



Building Size: 4,488 Square Feet.

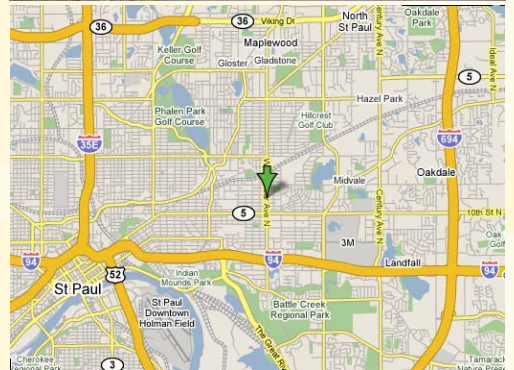
Unit Mix: 700 SF Office-Reception /3,788 SF Shop/Store.

Base Rental Rate: \$7.50 PSF, \$2,805 Monthly.

Tax and CAM (2010): \$3.75 PSF, \$1,309 Monthly.

Offering Price: \$445,000.

- Single story building built in 1984 located at a prime retail location on the corner of White Bear Ave and 7th Street. **Excellent re-development opportunity.**
- Conveniently located 1 mile north of I-94 & 2.5 miles south of Hwy. 36.
- 20,500 daily vehicles on White Bear Ave & 5,200 on 7th St (2005, MNDOT).
- Demographics: 23,696-1 mile, 118,854-3 miles, 265,328-5 miles (2008 ESRI).
- Zoning is Sec. 66.414 (B-2) Community Business District w/many uses permitted.
- Sec. 65.704 Auto specialty store allowed as follows: a store in the business of making minor repairs to or servicing of automobiles such as: oil changing, lubrication, flushing radiators, servicing air conditioners and the repair or replacement of such items as tires, lamps, windshield wipers, and filters. The retail sale of specific auto accessories to the public on the premises may occur. Retail sale of automobile fuel on the premises is not permitted.
- 13 parking spaces, 5- 10' x 10' & 1- 12' x 12' drive in doors, all operated.
- 13' to 18' ceiling clear heights, 120/240 volt, 400 amp, 3-phase power.



For more information call:
Peter Kordonowy

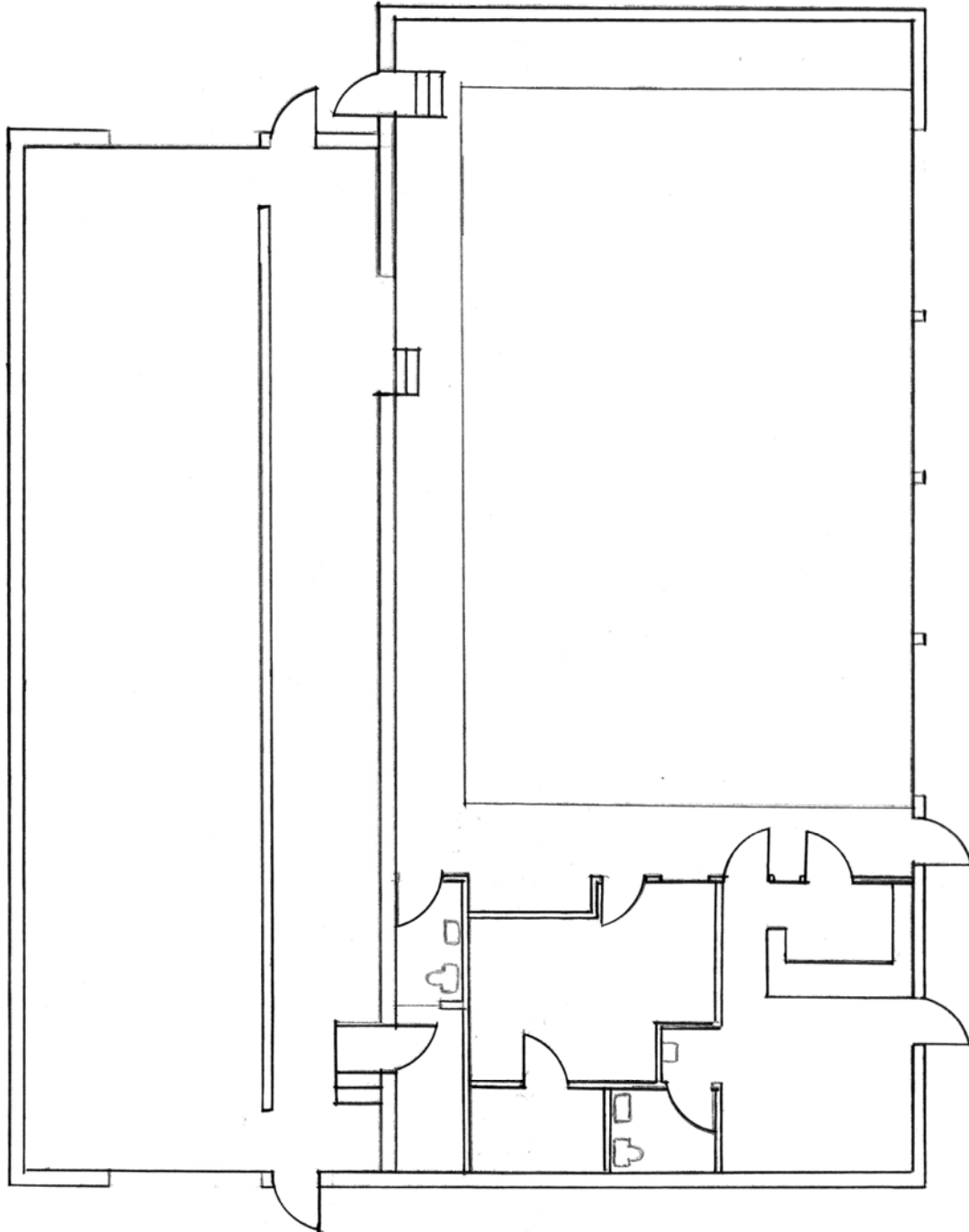
952.556.5151

or visit our website at:
www.summerhillcommercial.com



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