

# Available

For Sale

3,000 Square Foot  
Office/Medical/Retail Space  
*1330 County Road B West  
Roseville, MN*



## Property Highlights:

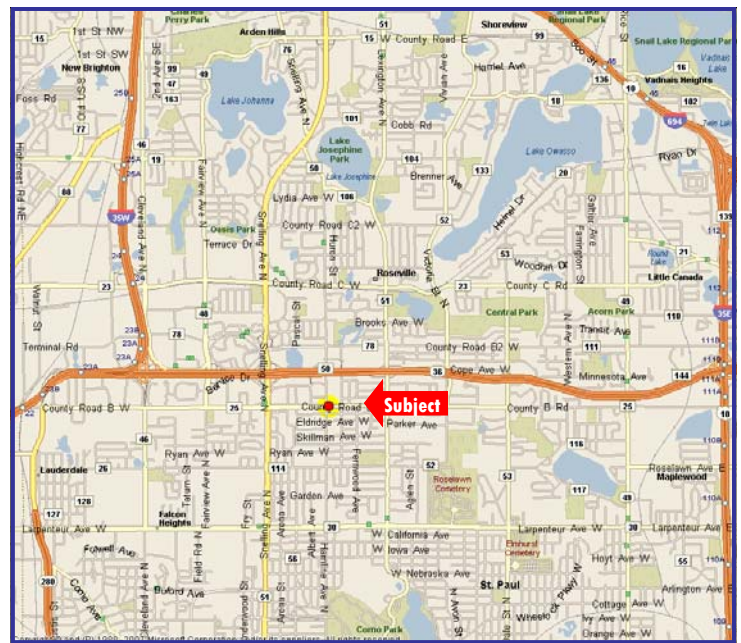
- Brick exterior
- 17 parking spaces
- Former optician's office
- Ideal for medical, business services or retail user
- Signage possibilities
- Zoned B-3 General Business
- Great visibility
- Located across the street from Roseville Public Library

## Exclusively Marketed by:

**Peter Tanis**  
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**The C. Chase Company**  
5353 Gamble Drive, Suite 310  
Minneapolis, MN 55416-1509



**The C. Chase Company**  
**CORFAC INTERNATIONAL**

FOR SALE  
1330 County Road B West, Roseville

<b>Address:</b>	1330 County Road B West Roseville, MN 55113-4306
<b>PID Number:</b>	15-29-23-12-0018
<b>Site Size:</b>	.31 acres
<b>Building Construction:</b>	Brick exterior
<b>Taxes (2010):</b>	\$10,982.00
<b>Zoning:</b>	Zoned B-3 General Business
<b>Parking:</b>	17 parking stalls
<b>Available Space For Lease:</b>	3,000 SF
<b>Sale Price:</b>	\$449,000 (\$149.00 PSF)
<b>Traffic Counts:</b>	<ul style="list-style-type: none"><li>• 9900 VPD North of County Road B on Hamline</li><li>• 8000 VPD South of County Road B on Hamline</li><li>• 8300 VPD east of Hamline</li><li>• 11,600 VPD west of Hamline</li></ul>
<b>Remarks:</b>	<ul style="list-style-type: none"><li>• Former optician's office</li><li>• Ideal for medical, business services or retail user</li><li>• Signage possibilities</li><li>• Great visibility</li><li>• Located across the street from Roseville Library, the most heavily used library in the state of Minnesota with 780,000 visitors in 2007.</li></ul>

For further information, contact:

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