

Available



For Sale or Lease
14,464 Square Foot
Office/Warehouse Building
*2238 Edgewood Avenue South
St. Louis Park, MN*

Property Highlights:

- 14,463 SF for sale
- 7,446 SF for lease
- 578 – 3,400 main level high finish office
- 5,079 SF warehouse with drive-in door
- ½ acre of outside storage available March 2011
- Lots of parking
- On-site property management
- Available immediately

Exclusively Marketed by:

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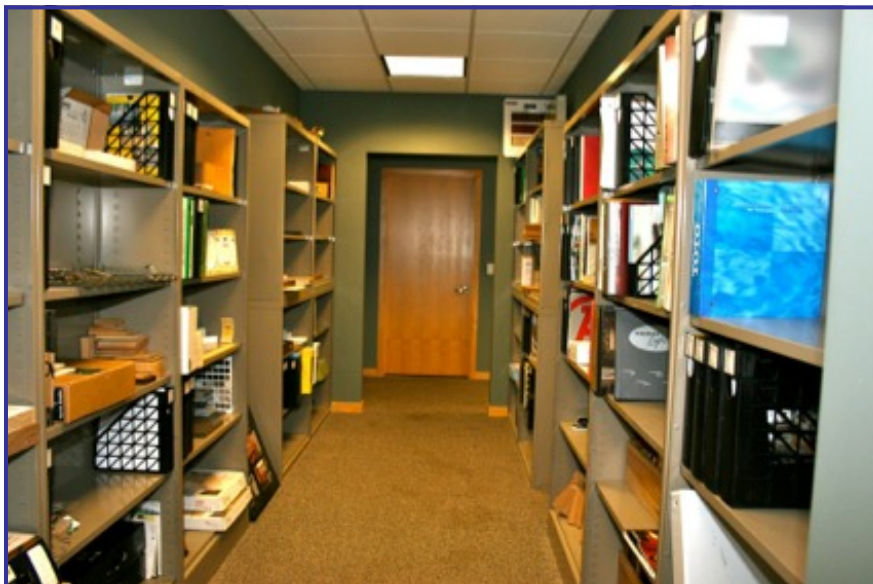
The C. Chase Company

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Minneapolis, MN 55416-1509



The C. Chase Company
Real Estate Brokerage and Consulting

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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FOR SALE OR LEASE
St. Louis Park Office/Warehouse Building

Address: 2238 Edgewood Avenue South
St. Louis Park, MN 55426

PID Numbers: 08-117-21-14-0042
08-117-21-14-0041

Building Size: 14,464 SF

Lot Size: 160' x 270'

Parking: 0.69/1000 SF plus street parking

Taxes (2010): \$15,622.00

Zoning: Commercial

Available Space For Lease: 7,446 SF

Lease Rates: \$2.00 - \$8.00 Net

Sale Price: \$990,000.00

Remarks:

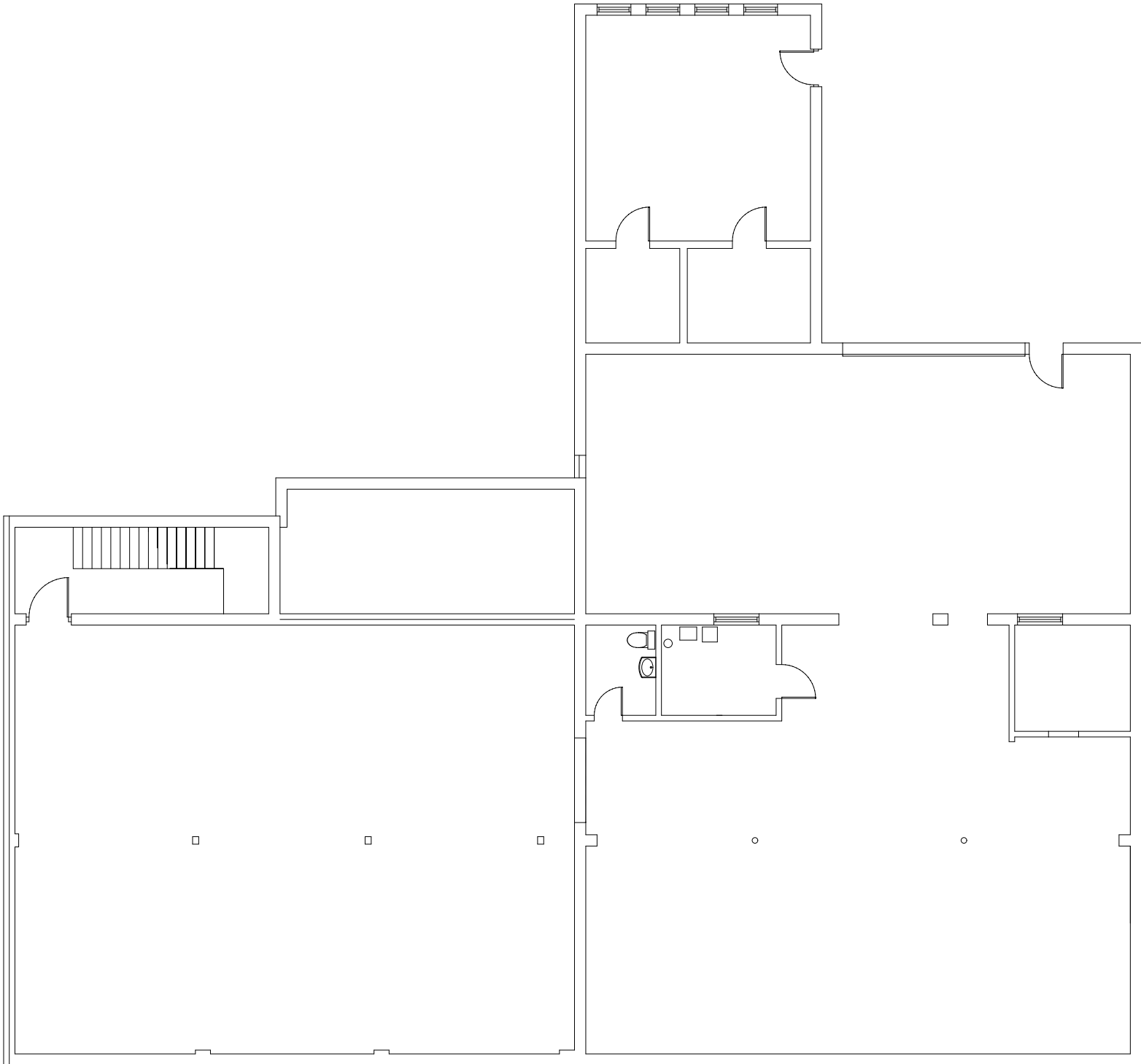
- 3,400 SF Main level high finish office
- 5,079 SF warehouse – drive-in door
- Offices from 578 – 3,400 SF
- ½ acre outside storage available March 2011
- Lots of parking
- Onsite property management
- Available immediately

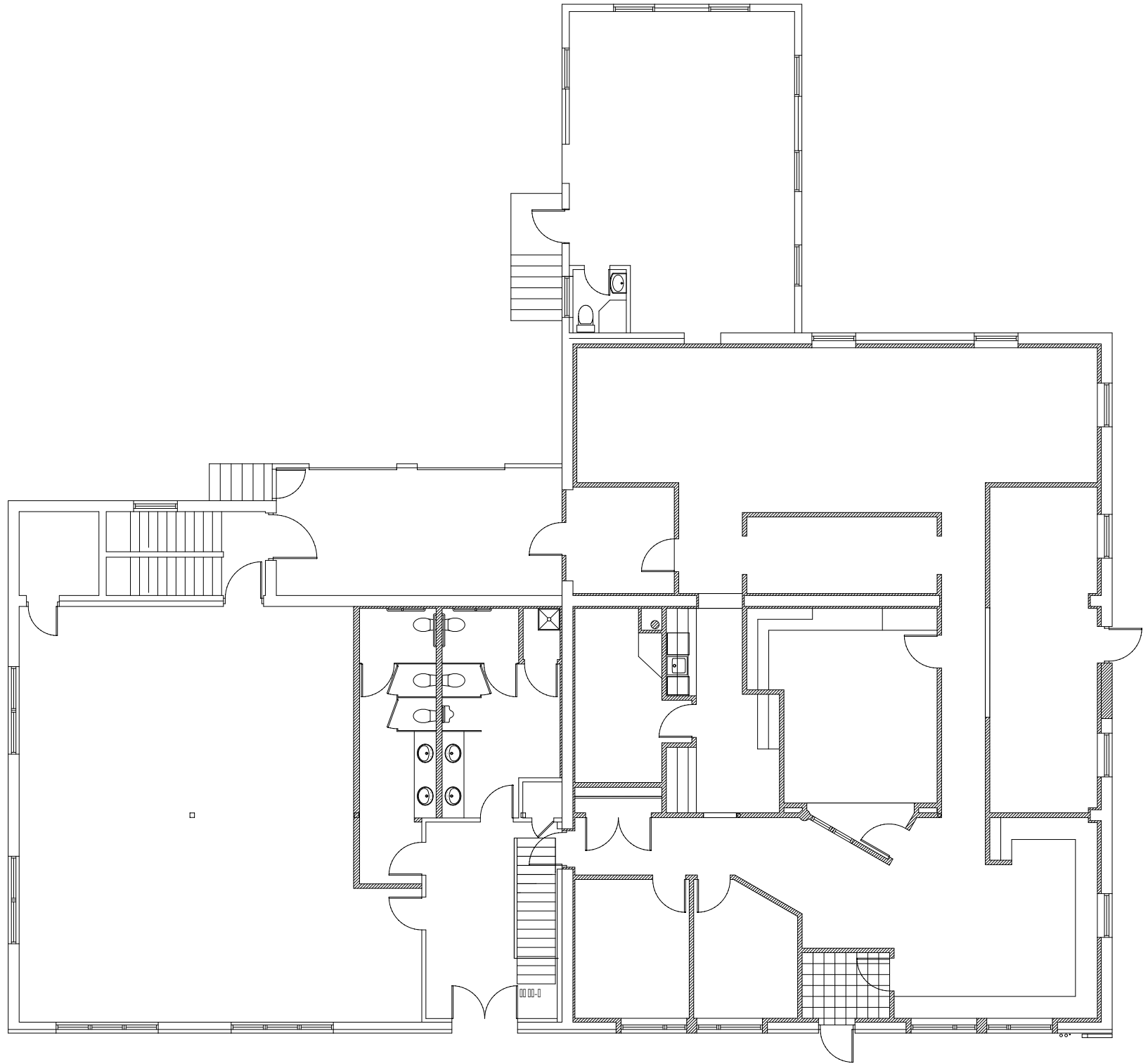
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2238 Edgewood Avenue South, St. Louis Park
Aerial Map

