

Available

For Sale or For Lease

5,000 Square Foot
Auto/Retail Space

*8443 University Avenue NE
Spring Lake Park, MN*



Property Highlights:

- 3,000 SF for lease
- Built in 1995
- Decorative concrete brick exterior
- New HVAC unit in office/waiting room area
- Security system
- Infrared heat in garage
- Service lifts included
- Outside landscaping irrigation system
- Traffic count = 31,000 VPD

Exclusively Marketed by:

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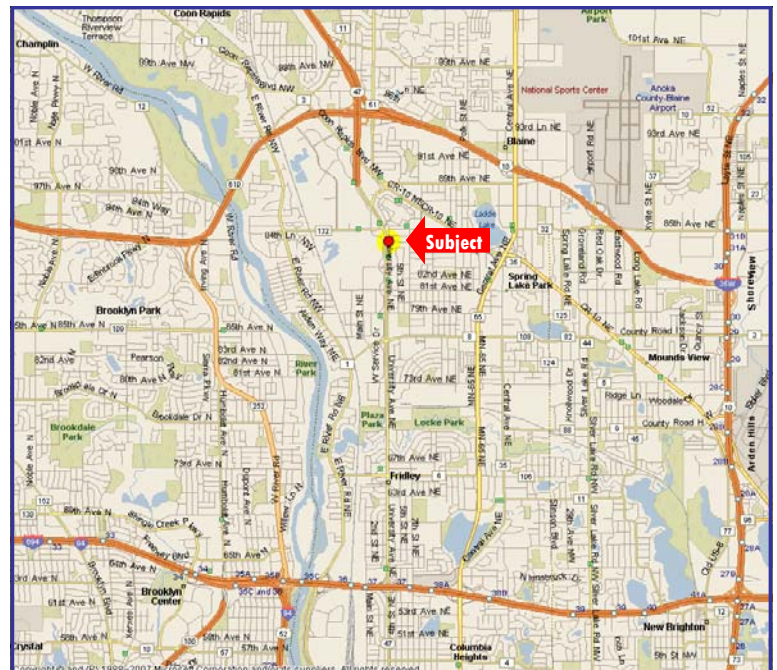
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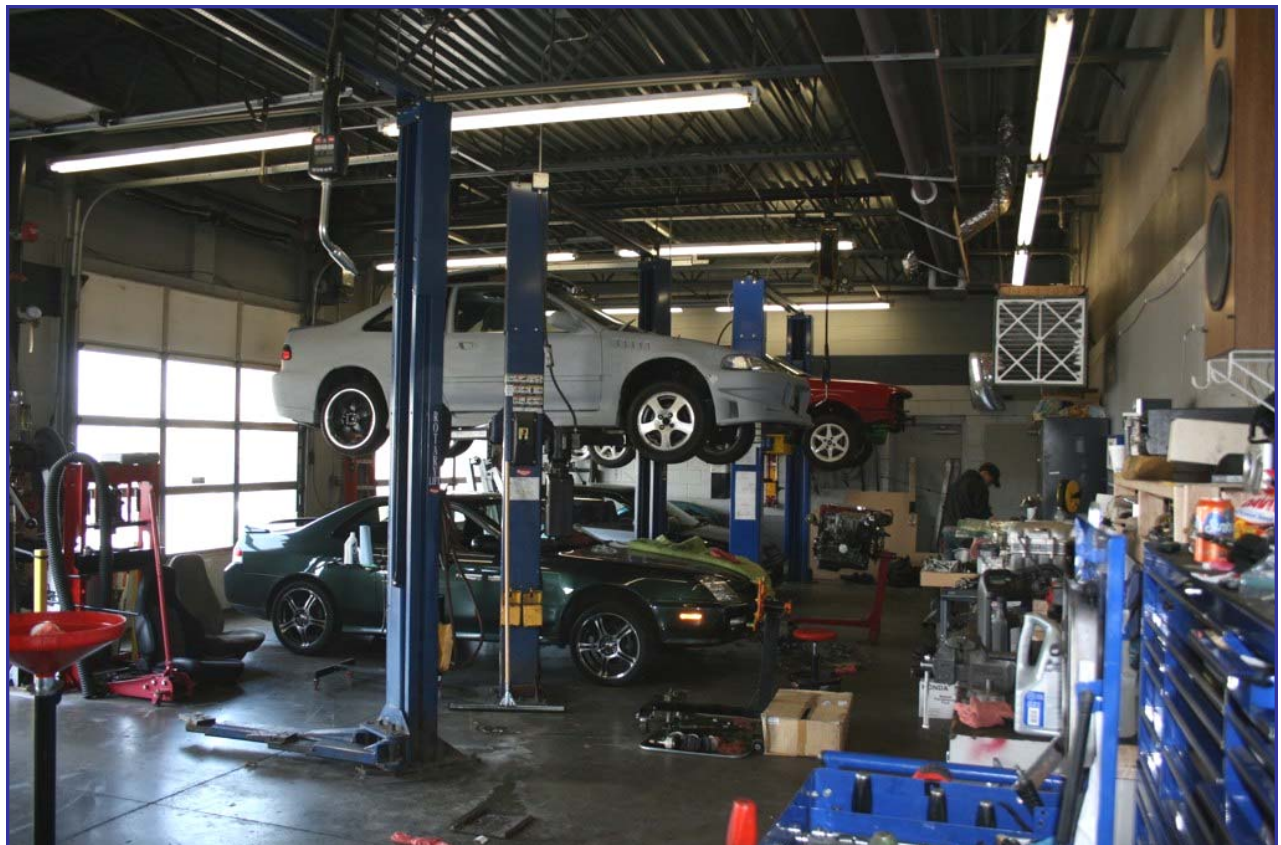
The C. Chase Company

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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 FOR LEASE
8443 University Avenue NE
Spring Lake Park, MN

Address: 8443 University Avenue NE
Spring Lake Park, MN 55432

PID Number: 02-30-24-21-0159

Building Size: 5,000 SF

Site Size: 51,975 SF

Lease SF Available: 3,000 SF

Building Construction: Decorative concrete block

Year Built: 1995

Electrical: 200 Amp; 3 phase

Sprinkler System: Throughout building

Drive-Ins: 5 Drive-Ins - 4 in front, 1 in back

Taxes (2009): \$23,432.78

Zoning: C2 – Neighborhood & service center commercial district

Parking: 38 stalls

Lease Rate: \$17.90 Modified Gross

Sale Price: \$949,000

Remarks:

- Excellent auto/retail opportunity
- New HVAC unit on south side (office/waiting room)
- Security system
- Infrared heat in garage
- All service lifts included
- Outside landscaping irrigation system
- Traffic count on University = 31,000 VPD

For further information, contact:

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