

Available

For Sale or For Lease
5,000 Square Foot
Auto/Retail Space
*8443 University Avenue NE
Spring Lake Park, MN*



Property Highlights:

- 2,000 – 5,000 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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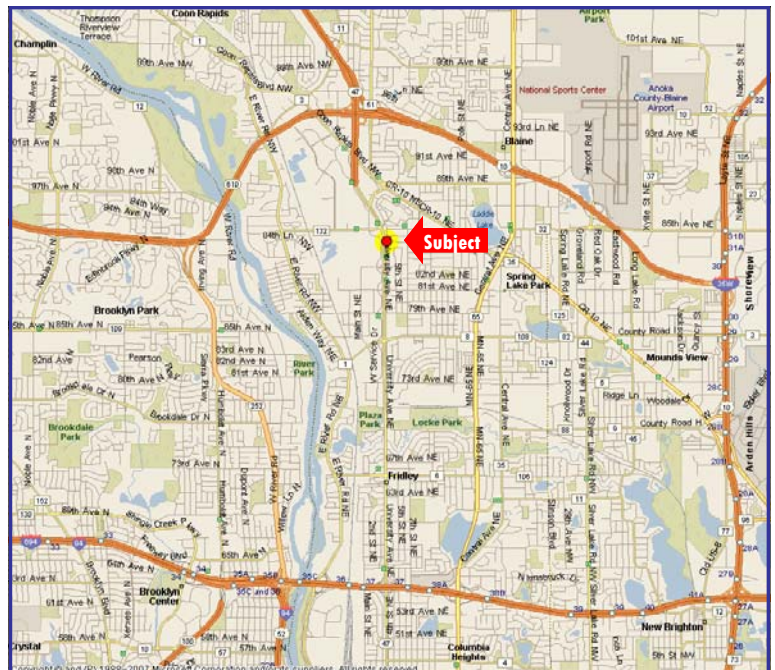
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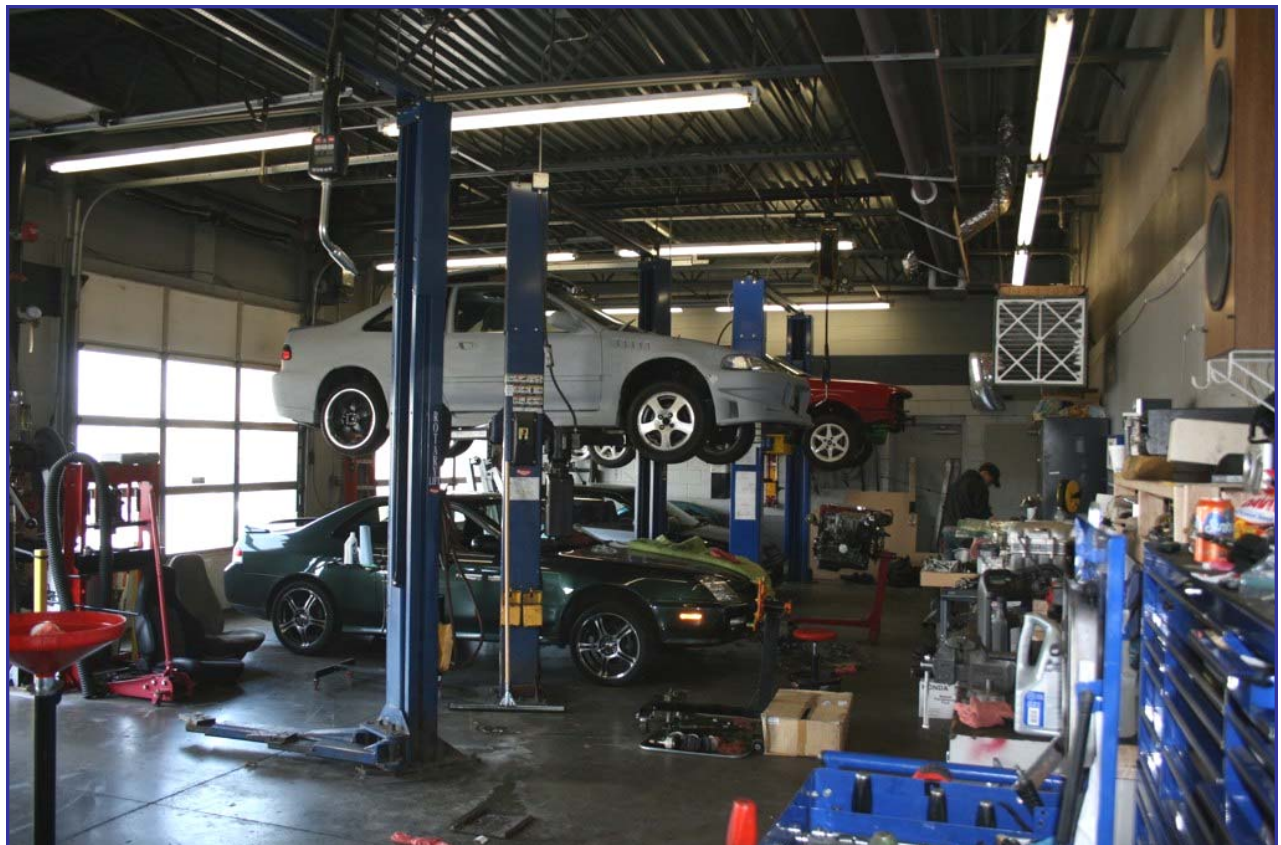
The C. Chase Company

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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:	2,000 – 5,000 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 (2010):	\$23,684.06
Zoning:	C2 – Neighborhood & service center commercial district
Parking:	38 stalls
Lease Rate:	\$17.90 Modified Gross
Sale Price:	\$865,000
Remarks:	<ul style="list-style-type: none">• 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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