White Bear Lake | MN 55110 4505 White Bear Parkway





Asking Price \$1,800,000

Gross Building SF 16,460 square feet

Vacant Area 5,932

Occupancy 64% occupied

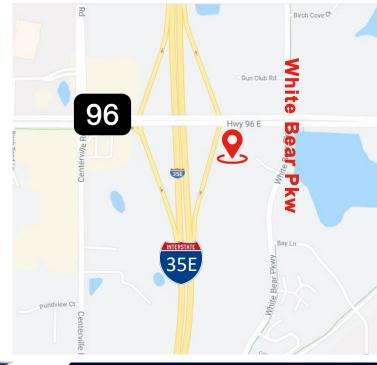
Property Type Multi-tenant office

Site Size 1.70 Acres (74,052 SF)

Access Convenient access to I-35 E via

Highway 96

12 minutes to St. Paul and 20 minutes to Minneapolis







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For Sale

BUILDING DETAILS

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Year Built	1990
Gross Building Area	16,460 square feet
Rentable Area	13,960 Square feet
Parking	68 surface spaces; plus on street parking 4.13/1,000 ratio
Construction Type	Masonry
Exterior Finish	Brick
Roof Type/Age	New membrane/roof in 2007 100% guaranteed until 2017
Window	Ribbon glass
Ceiling Height	9'
Bathrooms	Men's/women's remodel in 2018
Foyer	Updated in 2012
Rentable/ Usable Factor	1.179%
HVAC	Roof top units
Signage	Monument
Internet	T1 and Comcast
Utilities	Included in operating expenses
Operating Expenses	\$9.95 per rentable square foot

BUILDING TENANTS

Building Tenants	CrossCountry Mortgage
	Alliance for Healing
	Sawyer Solutions
	CPR4Life
	Legacy Title
	DeHaven Chiropractic

SITE DETAILS

Site Size	1.70 Acres (74,052 SF)
Zoning	Diversified Business Development
PID Number	213022110012
2021 Real Estate Taxes	\$63,218.00

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