

Shoreview | MN 55126  
4606 Churchill Street



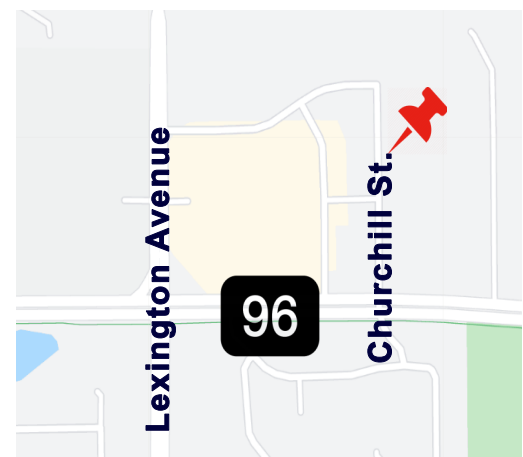
SOLD



**\$780,000 / \$156 PSF / Converted to Churchill St. Restaurant**

## PROPERTY HIGHLIGHTS

- 5,000 SF single-tenant, office/retail building
- Covered patio/storage area at front of building
- Built in 2005, wood frame and brick construction
- Previous hardware store converted into new office and retail space with private offices and open area
- 12'-16' clear height (middle pitch at 16')
- (1) drive-in loading door (8'x8')
- T-8 lighting
- Two ADA bathrooms
- Sprinklered
- Heavy power
- 14 parking stalls
- HVAC unit at back of building with spiral ducting throughout
- Convenient access to I-35W via Highway 96



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