

White Bear Lake | MN 55110
2189 3rd Street



TITUS
COMMERCIAL
REAL ESTATE

For Sale



PROPERTY HIGHLIGHTS

3,366 SQUARE FOOT BUILDING

+Full Basement

MULTI-TENANT

Retail/Service Property

PARKING

Ample Surrounding Parking

ROOF

2016 Rubber Membrane Roof Installed

ZONING

Mixed-Use Downtown

ACCESS

Access to Highway 61 via 3rd Street

OFFERED AT
\$749,000



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com

White Bear Lake | MN 55110
2189 3rd Street



For Sale



Walkable to
shops & dining



On-site
parking



Highway 61
access

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,260	23,686	57,551
Median HH Income	\$54,524	\$76,787	\$80,090
Average HH Income	\$67,863	\$87,249	\$92,808
Area Employees	4,119+	17,605+	43,005+



BACK ENTRANCE

4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com

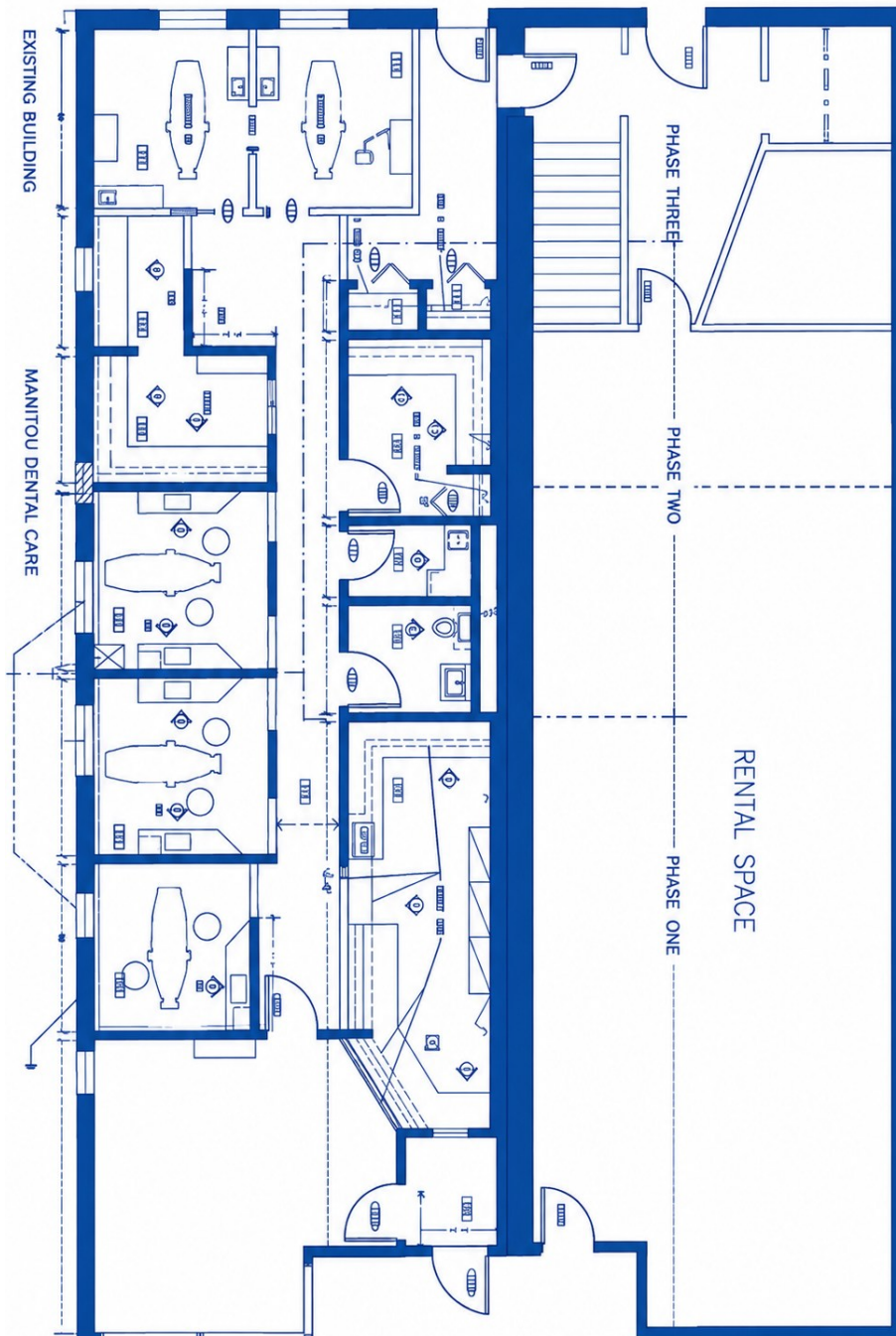
White Bear Lake | MN 55110
2189 3rd Street



For Sale

Vacant
1,848 SF Available

Sheepy Yarn Shop
Month-to-Month Lease
1,518 SF



**APPROVED AND
PERMITTED USES IN THESE
ZONES GENERALLY
INCLUDE:**

Commercial Uses

- Retail shops and grocery stores.
- Banks (without drive-thru facilities).
 - Restaurants, food services, bed and breakfast inns, and hotels (without drive-ins).
- Indoor recreation and clubs/lodges.
- Art, music, and dance studios, as well as art galleries.
 - Personal service establishments (salons, tailors, etc.).

**Civic, Institutional, and
Office Uses**

- Community centers, libraries, and museums.
 - Post offices and customer service facilities.
 - Public studios and performance theaters.
- Professional offices (Upper-story offices are generally permitted; ground-floor offices are often restricted to a maximum of 30% of linear street frontage to maintain active retail storefronts).

4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com

White Bear Lake | MN 55110
2189 3rd Street



For Sale

A Premier Location in White Bear Lake

White Bear Lake offers businesses the ideal combination of small-town charm, strong community connections, and convenient Twin Cities accessibility. Its vibrant downtown is known for locally owned shops, restaurants, professional services, and year-round community events that create an active and welcoming business environment.

With convenient access to Highway 61 and I-694, White Bear Lake is easily accessible from St. Paul and surrounding communities while maintaining the distinctive character that makes the area such a desirable place to live, work, shop, and dine.

For businesses, a White Bear Lake location offers more than an address—it provides the opportunity to be part of an established, highly recognizable community with a strong local identity and an engaged customer base.



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com