

Bank Owned! For SALE \$349,000



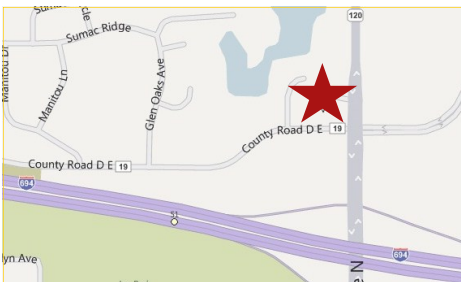
**2735 County Rd D East
White Bear Lake, MN**

Spacious White Bear Lake Office with a Great Floor Plan!

Corner lot located near the intersection of Century Ave and I-694 ensures steady traffic and superb visibility.

Versatile floor plan with 14 offices lining the perimeter of centrally located conference and meeting rooms. Very inviting reception area—great build-out for any professional, medical or business service.

Property includes separate men's and women's restrooms, and break room with full kitchen. Finished space totals 6,094 on .86 acres. A private parking lot has space for 40+ vehicles.



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**2735 County Rd D East
White Bear Lake, MN**

Site Data

Listing Price:	\$349,000	
Includes:	Building, Land, Fixture/Equipment	
Location:	2375 County Road D East Maplewood, MN 55110	
PID Number:	363022440009	
Legal Description:	Section 36 Town 30 Range 22 N 190 Ft Of S 423 Ft Of E 363 Ft Of SE 1/4 Subj	
Zoning:	Business/Commercial	
Topography:	Parking lot, sidewalk	
Utilities:	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
	DSL	Available
Number of Buildings:	1	
Number of Floors:	1	
Number of Units:	Commercial	1
Foundation Size:	6,800 SF	
Total SF	6,490 SF	
Acres	0.860	
Building Type:	Stone/Brick Exterior	
Year Built:	1989	
Parking:	40+ stall parking lot	
Occupied:	No	
Neighboring:	Commercial and residential	
General:	Corner lot located near the intersection of Century Ave./I-694 Nicely landscaped lot with 40 parking spaces.	



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55110 Demographics



Community-at-a-Glance

County Seat:

Ramsey

Population:

35,975

Median Age:

40.0

Average Family Size:

3.05

Median Single Family

Home Value:

\$71,510

Median Household Income:

\$58,883

Commute Time (minutes):

21.8

*2000 US Census Data

General Characteristics	Number	Percentage
Total population	35,975	—
<i>Male</i>	17,537	48.7
<i>Female</i>	18,438	51.3
Median age (years)	40.0	—
<i>Under 5 years</i>	2,403	6.7
<i>18 years and over</i>	27,380	76.1
<i>65 years and over</i>	6,326	17.6
Average household size	2.50	—
Average family size	3.05	—
Total housing units	14,682	—
Social Characteristics	Number	Percentage
Population 25 years and over	24,613	—
<i>HS graduate or higher</i>	—	91.0
<i>Bachelor's degree or higher</i>	—	31.2
Male, now married	7,785	56.5
Female, now married	7,556	50.0
Economic characteristics	Number	Percentage
In labor force	18,117	63.7
Mean travel time to work (minutes)	21.8	—
Median household income (dollars)	58,883	—
Median family income (dollars)	71,510	—
Per capita income (dollars)	28,976	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	10,576	—
<i>Median value (dollars)</i>	228,100	—
Median of selected monthly owner costs with mortgage (dollars)	1,669	—

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Summary

Building features and amenities include:

- Great location for your professional or medical business
- Build-out includes 14 office spaces
- 6,490 total SF
- Nice vestibule entrance and welcoming reception area
- 40 on site parking spaces
- Steady traffic column along County Road D East ensures great visibility
- Large conference room and meeting rooms centrally located
- Full kitchen with break room for dining
- Separate men's and women's restrooms
- Fully-sprinkled; association maintained
- Easy access to Century Ave./Cr 120 and I-694.
- Great opportunity for your business growth at a high visibility location!



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

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Last Updated: Tuesday, May 17, 2011



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