



Site Information:

Location: 5595 Memorial Avenue, Oak Park Heights, MN 55082
 Description: Former Health Club/Showroom
 Square Feet: 15,000
 Year Built: 2006
 Condition: Excellent
 Sale Price: \$1,500,000
 Terms: Conventional, Cash



Memorial Office Condo
Oak Park Heights, MN



Features

- Easy Access to 36 or 94
- Highly visible Hwy. 5 location
- Ample parking available
- Nearly New Space

Land Data:

Acres:	0.34	Zoning:	Hwy Business & Commercial
Square Feet:	14,810	Topo:	Level
Dimensions:	Irregular	Easements:	Condo

Building Data:

Year Built:	2006	Construction:	Masonry Exterior
Total SF:	15,000	Floors:	One (1)
Office SF:	TBD	Sprinkler:	Wet System
Showroom SF:	TBD	Docks/Drive-In:	Two (2) Drive-Ins
Utilities:	City Sewer/Water	Clear Height:	14'
Parking:	4/1000	Landscape:	Typical

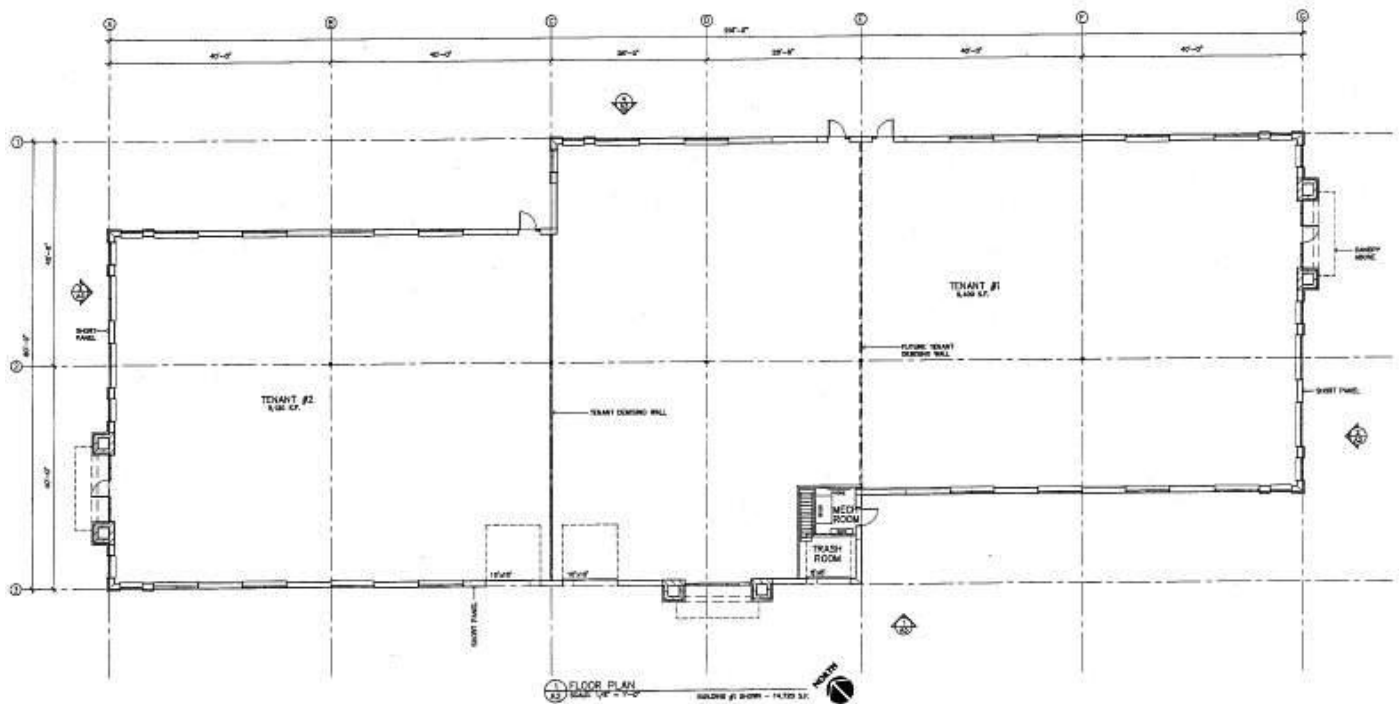
All square footages are assumed to be approximate

For more information contact:

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Building Layout

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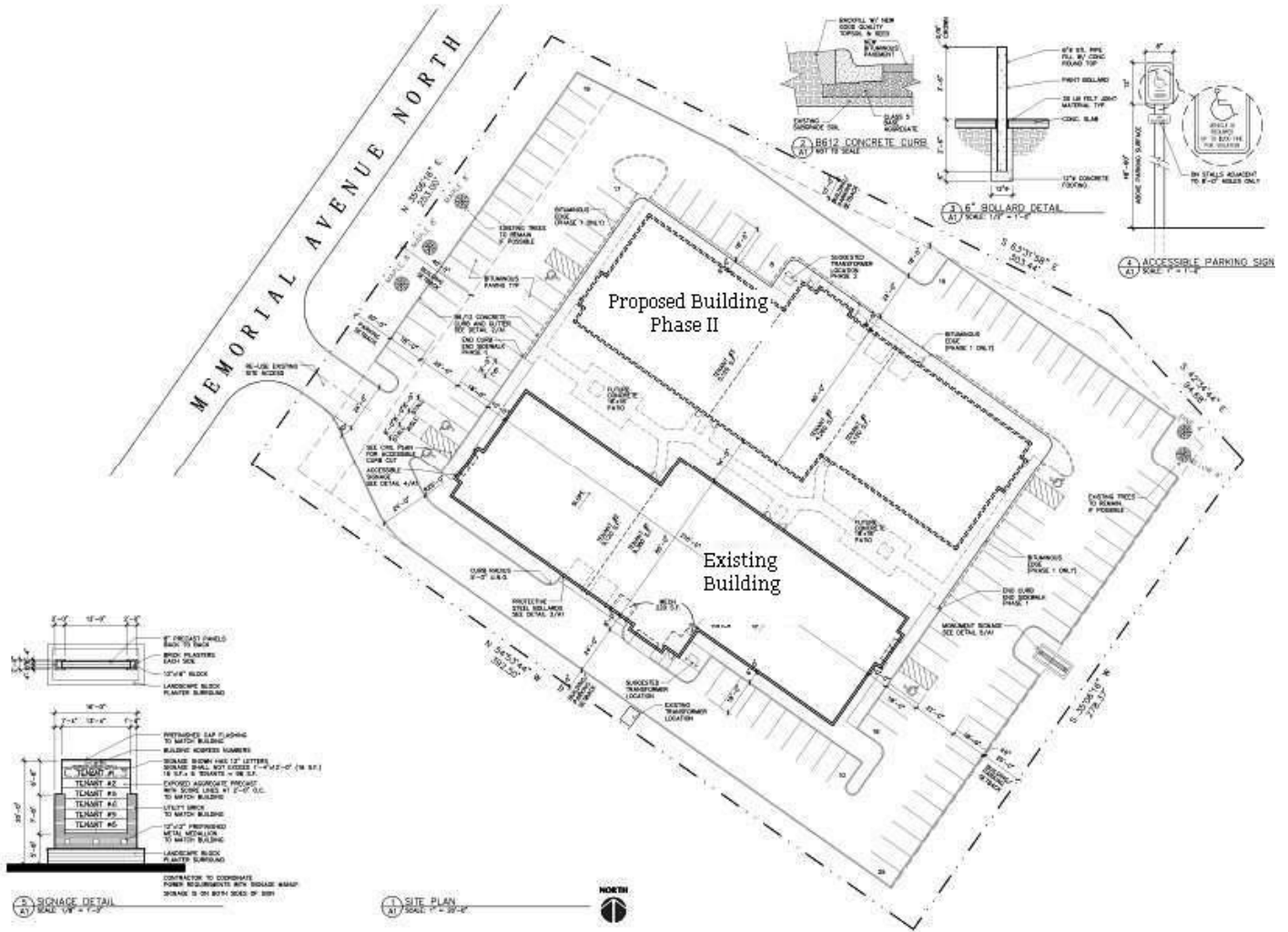
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Site Plan

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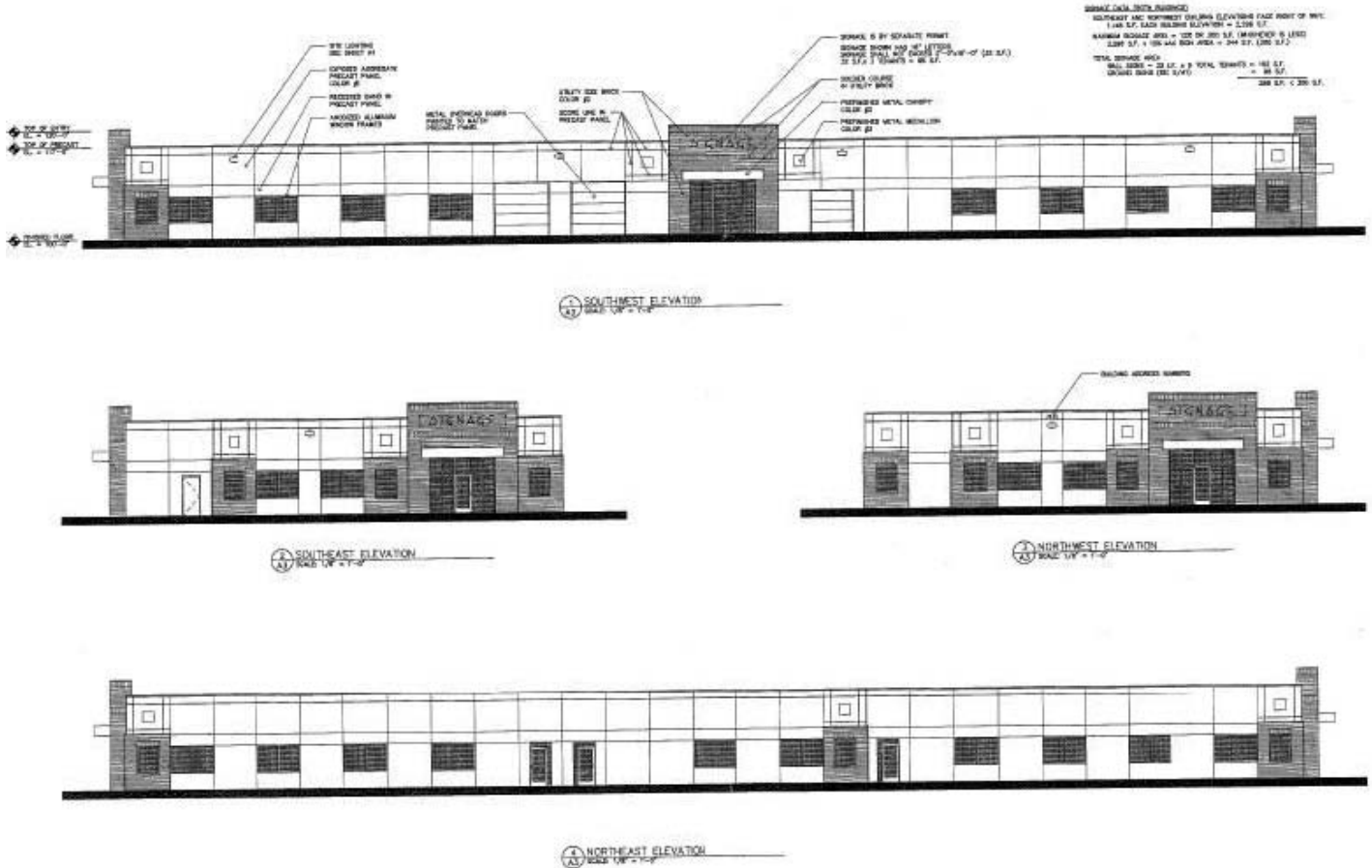
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Elevations

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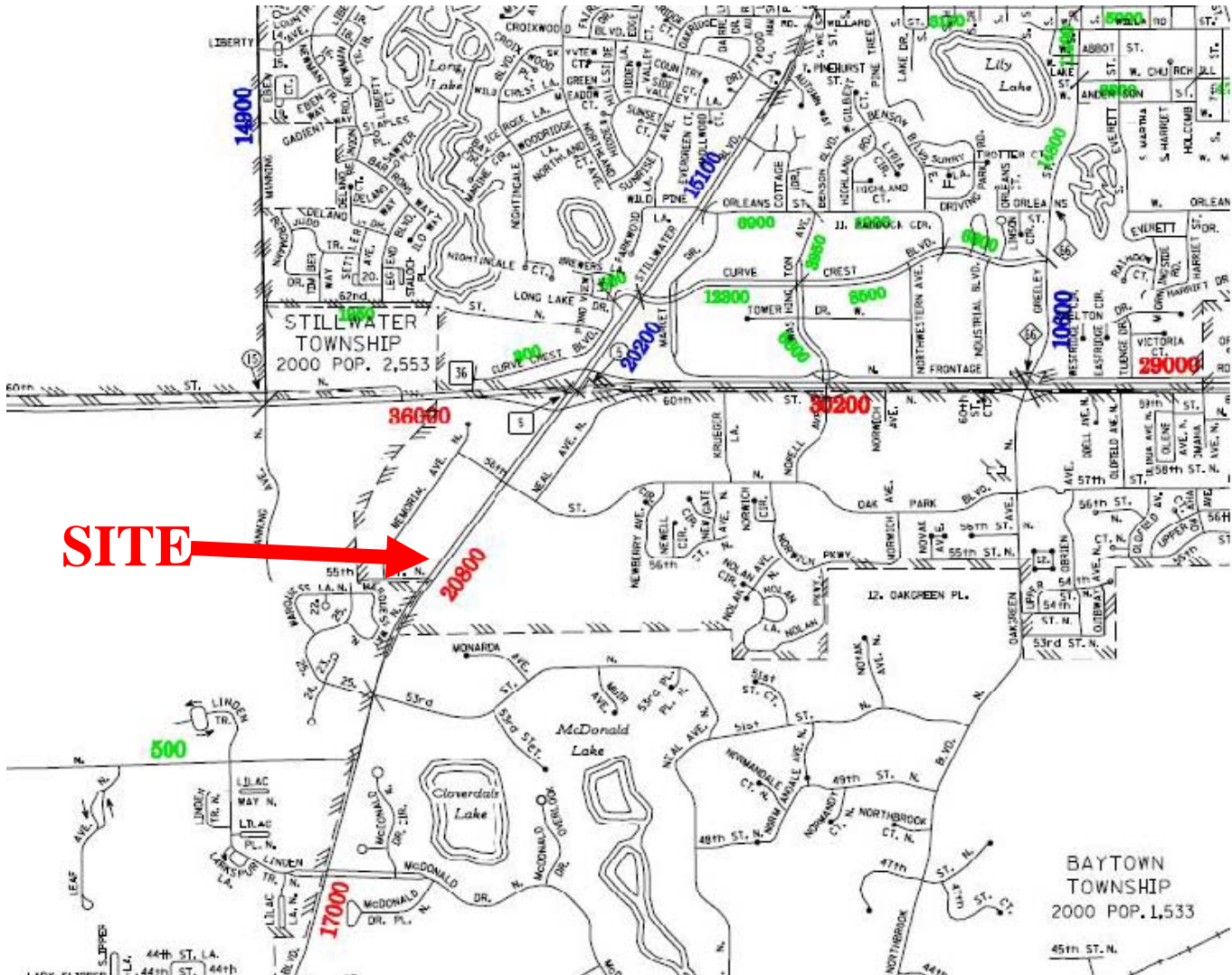
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Traffic Counts

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