



**For Lease | Business For Sale**

# 2218 4TH ST WHITE BEAR BODY SHOP

2218 4th St, White Bear Lake, MN 55110

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# Property Profile

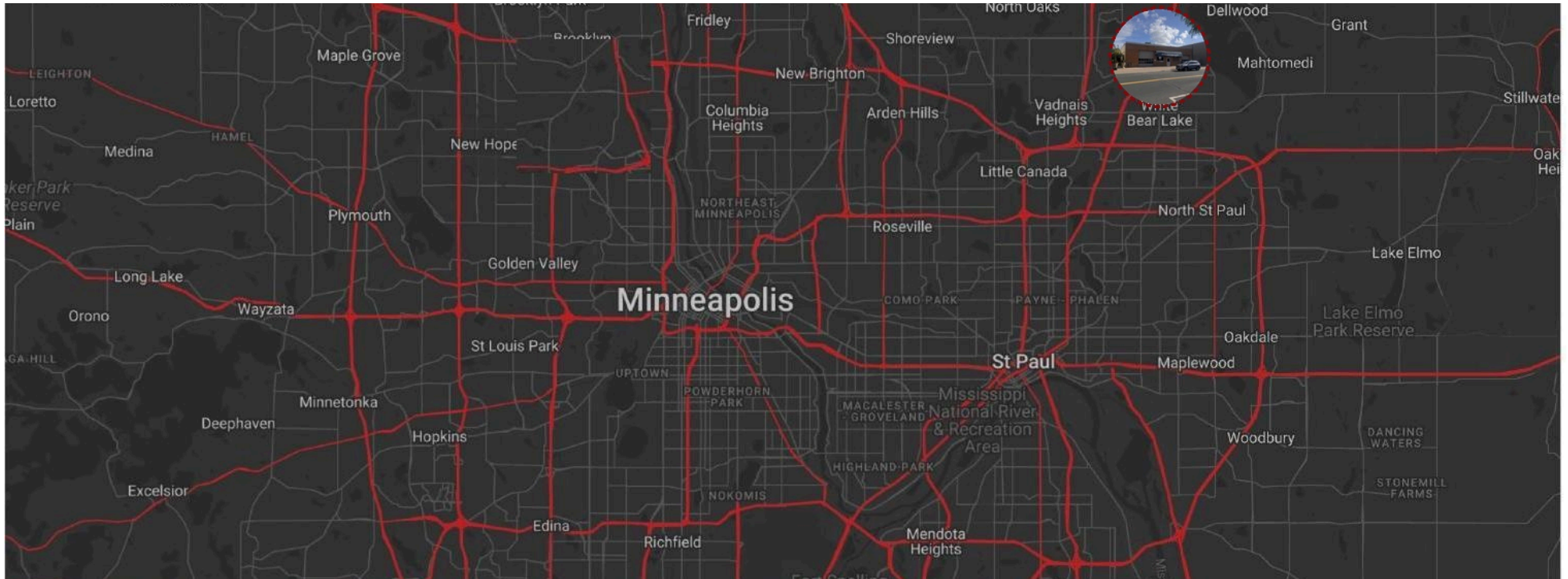
White Bear Body Shop, located at 2218 4th St, is available for sale, with the real estate available for lease. This ±5,314 SF building, built in 1941, sits in the heart of Downtown White Bear Lake. With three drive-in doors and a back parking lot, this offers a unique opportunity for owner-occupants. This location has exceptional exposure and is a highly sought-after location that has been in business since 1938 and is known as a White Bear Lake staple. As body shop demand increases, this property is well positioned for companies looking to expand into a unique market like Downtown White Bear Lake. **For any business inquiries, please contact Michael Conroy with Fidelis Advisors Mike@fidelismn.com | 651-325-5395**

<b>Business:</b>	For Sale   Real Estate For Lease Only
<b>Building Size:</b>	±5,314 SF
<b>Class:</b>	C
<b>Lease Rate:</b>	Negotiable
<b>Lease Type:</b>	NNN
<b>Year Built:</b>	1941
<b>Zoning:</b>	MX-D: Mixed-Use Downtown. Auto Body use is a legally non-conforming use per City of White Bear Lake.
<b>Availability:</b>	Immediately
<b>Sprinkler System:</b>	Yes
<b>Drive-In Doors:</b>	3
<b>Parking:</b>	Street
<b>Equipment Included:</b>	Paint Booth, Pull Pot System

# Property Photos



# Property Location



DEMOGRAPHICS	1 MILE	3 MILES
POPULATION	5,518	42,143
HOUSEHOLDS	2,336	17,131
MEDIAN AGE	46.40	44.70
MEDIAN HH INCOME	\$72,344	\$99,560
DAYTIME EMPLOYEES	4,823	16,432

Demographic figures reflect 1- and 3-mile radius estimates from the subject property.

For more Information on

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This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

**OBSIDIAN GROUP**