



OBSIDIAN
GROUP



Two Property Portfolio (CAN BE SOLD INDIVIDUALLY)

4066-4070 White Bear Ave | White Bear Lake, MN 55110

For Sale

Retail & Office



CONTACT US

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Property Features

Portfolio of 2 retail properties with storage units in a central location of White Bear Lake and home to several successful businesses. These properties could be investment or owner-occupant opportunities with active income in place; each building has a vacant unit for a business owner to occupy and properties can be sold separately. This property is surrounded by a large residential community offering a unique opportunity for businesses to flourish. 4070 WBA has a residential apartment on the second floor. The flexible zoning district allows a wide array of permitted uses including both retail and office.

Investment Offering

Three buildings on two PID's
(can be sold separately)

Sale Type

For Investor or
Owner occupant

Sale Price

Negotiable

Building Sizes

4066 WBA: 4,000 SF (Building)
2,000 SF (Garages)
4070 WBA: 6,500 SF

2023 Taxes

4066 WBA: \$7,526
4070 WBA: \$8,048
\$15,574

Year Built

4066 WBA: 1972
4070 WBA: 1948

Zoning

B-2 (Limited
Business District)

Permitted Uses

Coffee shop, bakery, soft goods, grocery, legal, financial, insurance and general permitted office and retail businesses



General Highlights

- Availability: Business occupancy immediately in each building
- HVAC: Full A/C and heat in primary buildings
- Buildings: 3
- Tenants: 4066 WBA: 4
4077 WBA: 5
- Parking: 37 parking stalls
- Traffic Counts: 7,131 on White Bear Avenue
- Proximity to Highways: 1 minute Drive to Highway 61, 3 minutes to 96, and 6 minute drive to Highway 35E
- Sprinkler System: No

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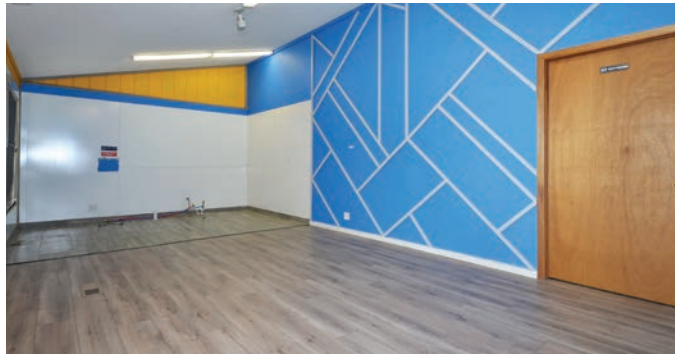
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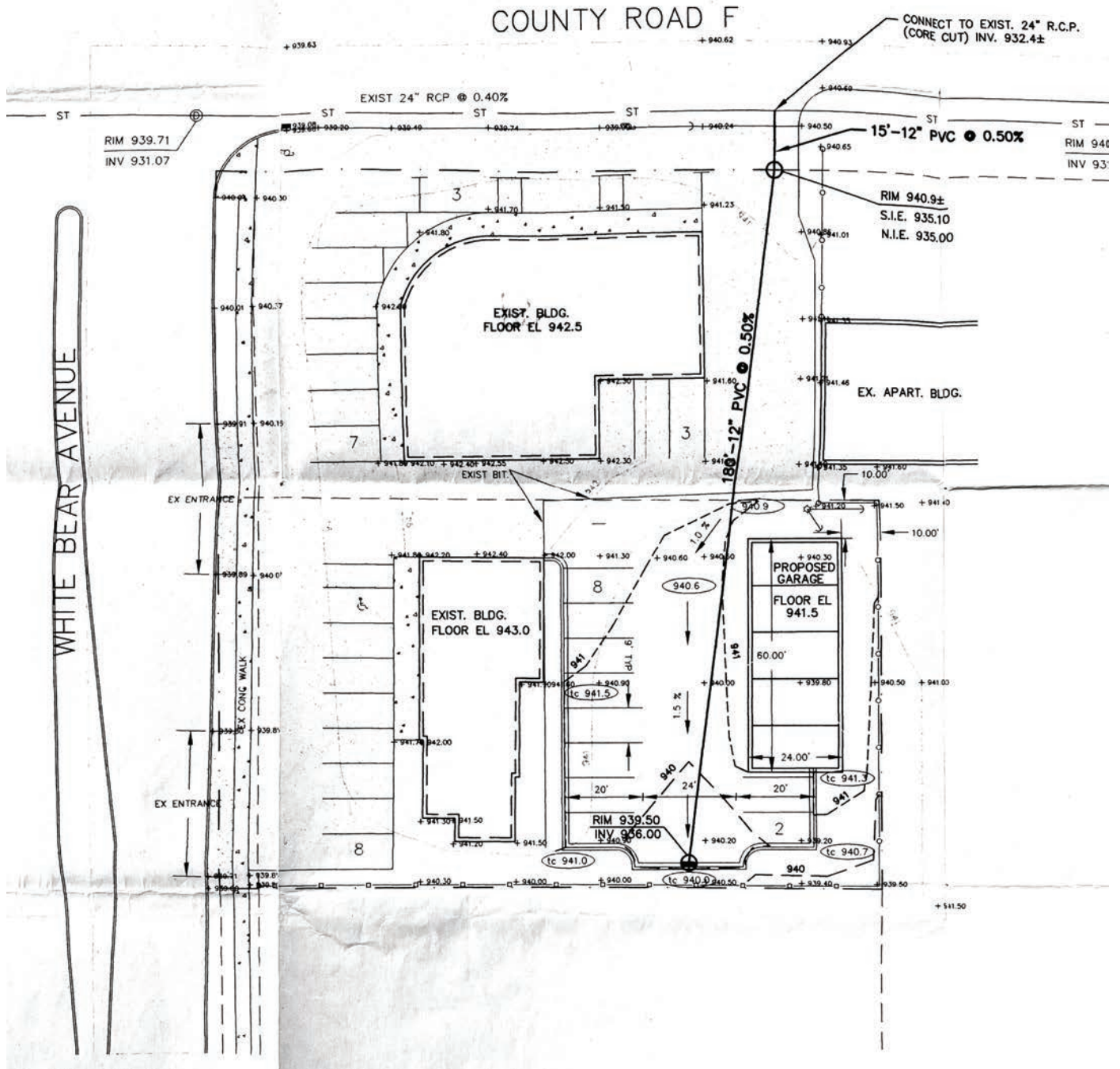


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Site Plan



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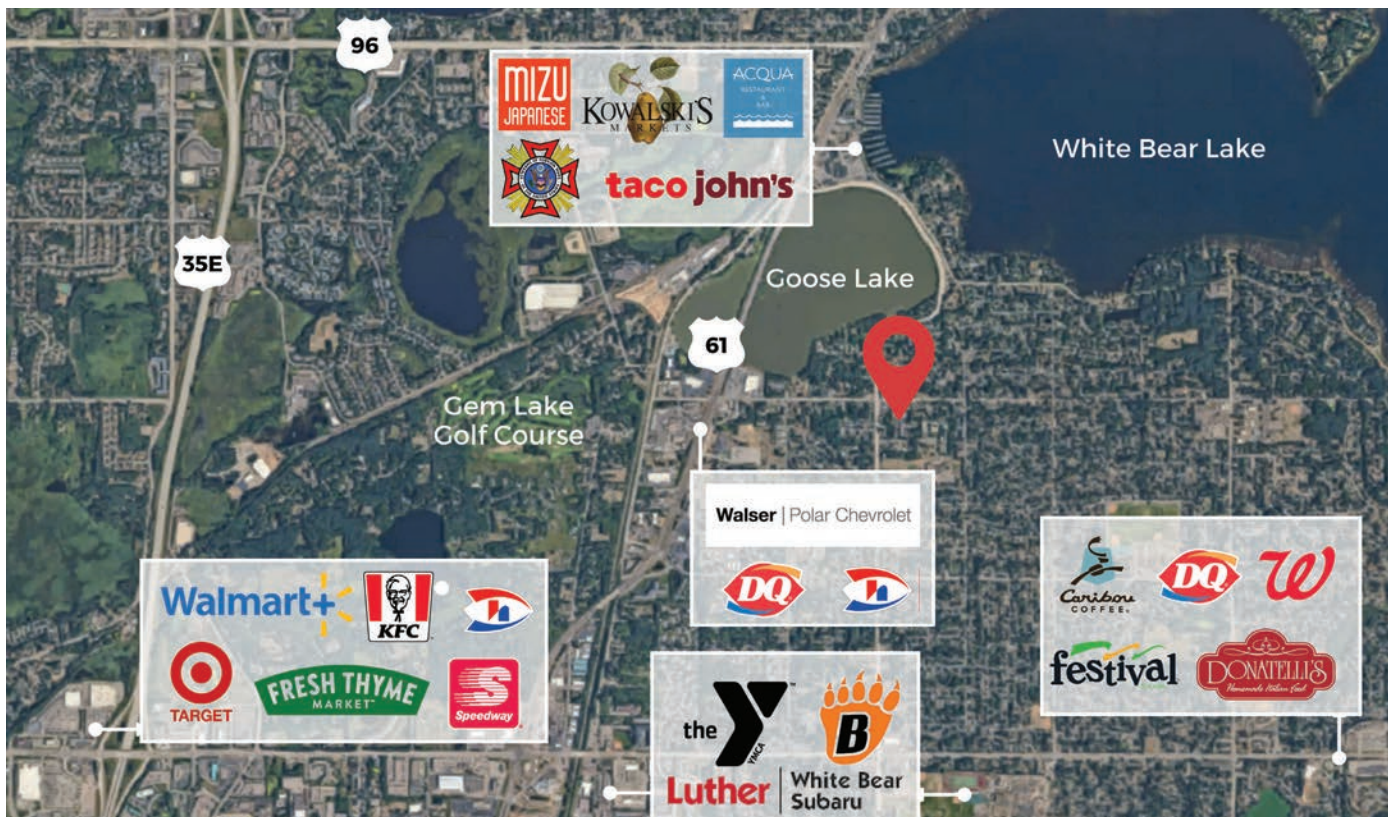
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Demographics

Population	1 Mile	3 Miles	10 Min. Drive
Population	7,657	53,522	104,889
Median Age	39.50	41.10	40.10
Daytime Employees	2,277	32,756	54,339
Population Growth '23-'28	down 1.53%	down 0.72%	up 3.04%

Households	1 Mile	3 Miles	10 Min. Drive
Households	3,144	21,984	42,272
Median HH Income	\$73,345	\$88,917	\$83,862
Household Growth '23-'28	down 1.56%	down 0.81%	up 2.93%

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