

# FOR SALE OR LEASE



## CAMDEN PARK STATE BANK

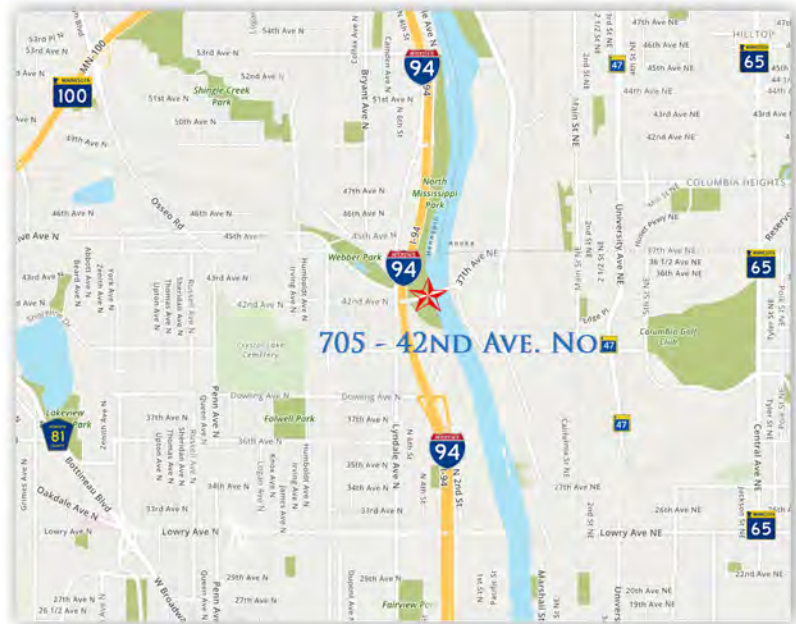
705 - 42ND AVENUE NORTH, MINNEAPOLIS, MN 55412

### REDUCED SALE PRICE

~~\$ 1,487,000.00~~ \$ 1,350,000.00

GROSS LEASE RATE: \$15.00 SF

- 20,562 SF BUILDING INCLUDING BASEMENT
- 600 SF - 3,000 SF AVAILABLE TO LEASE
- PRIME INVESTMENT WITH SIGNIFICANT UPSIDE POTENTIAL
- 2020 PROPERTY TAX - \$22,030.40
- 45 PARKING SPACES IN BACK LOT
- EXTRA BILLBOARD SIGN INCOME
- UP AND COMING NORTH MPLS. AREA
- LOCATED JUST OFF I-94 WITH PLENTY OF AREA AMENITIES.



## EXCEPTIONAL FOR MEDICAL OR OFFICE

# ERSI

ESSENCE  
REAL ESTATE  
SERVICES INC.

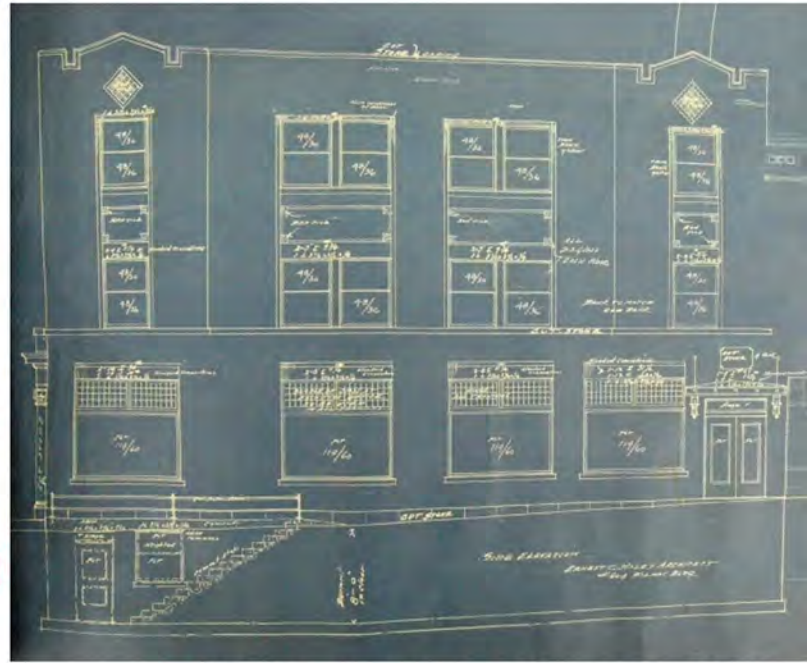
COMMERCIAL REAL ESTATE SINCE 1990

JEFF NORDNESS  
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OFFICE: 651-482-1871

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MINNEAPOLIS HERITAGE PRESERVATION COMMISSION

MINNEAPOLIS DEPARTMENT OF COMMUNITY  
PLANNING & ECONOMIC DEVELOPMENT

DESIGNATION STUDY FOR THE  
CAMDEN PARK STATE BANK BUILDING



## FANTASTIC BUILDING IN NORTH MINNEAPOLIS

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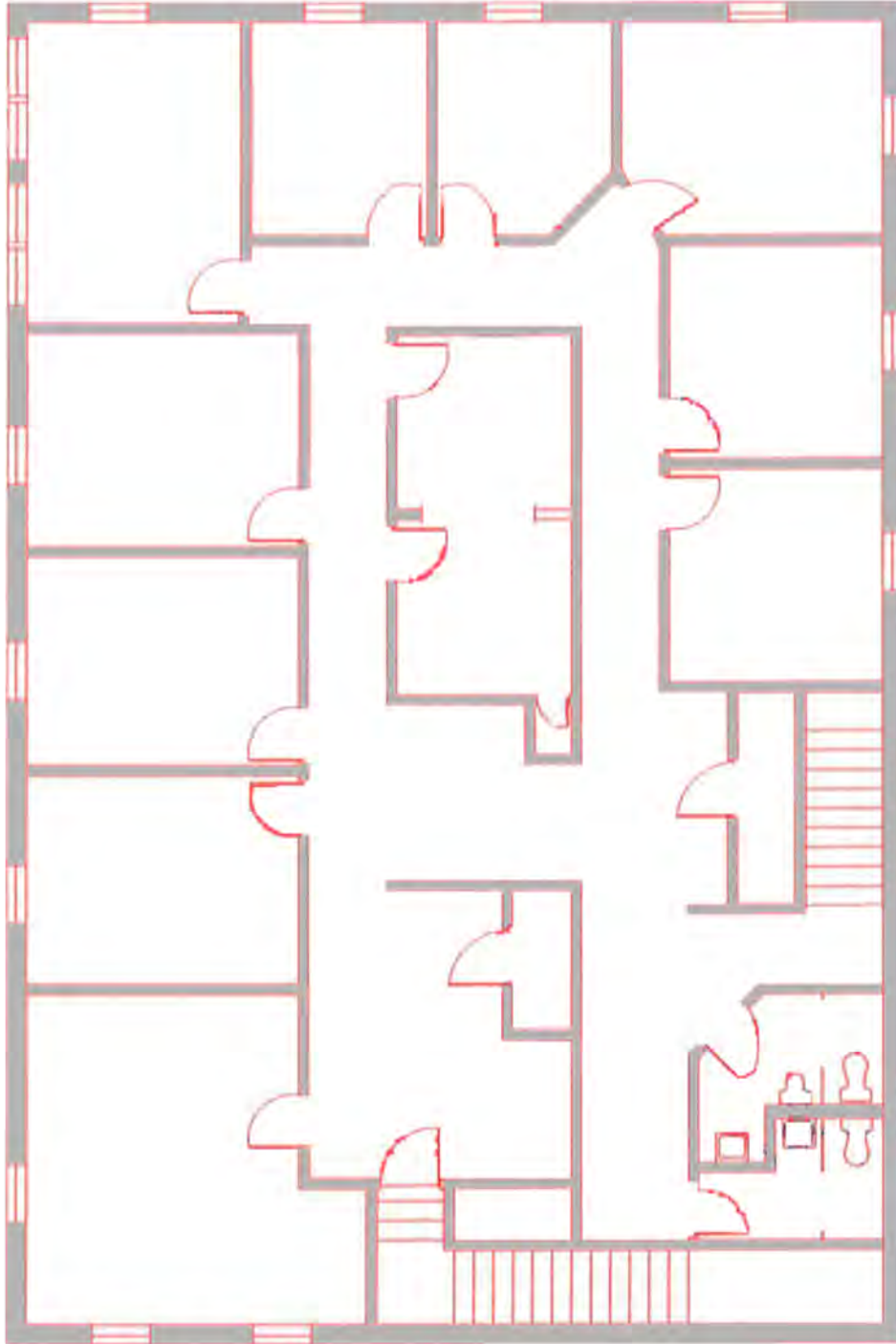
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