

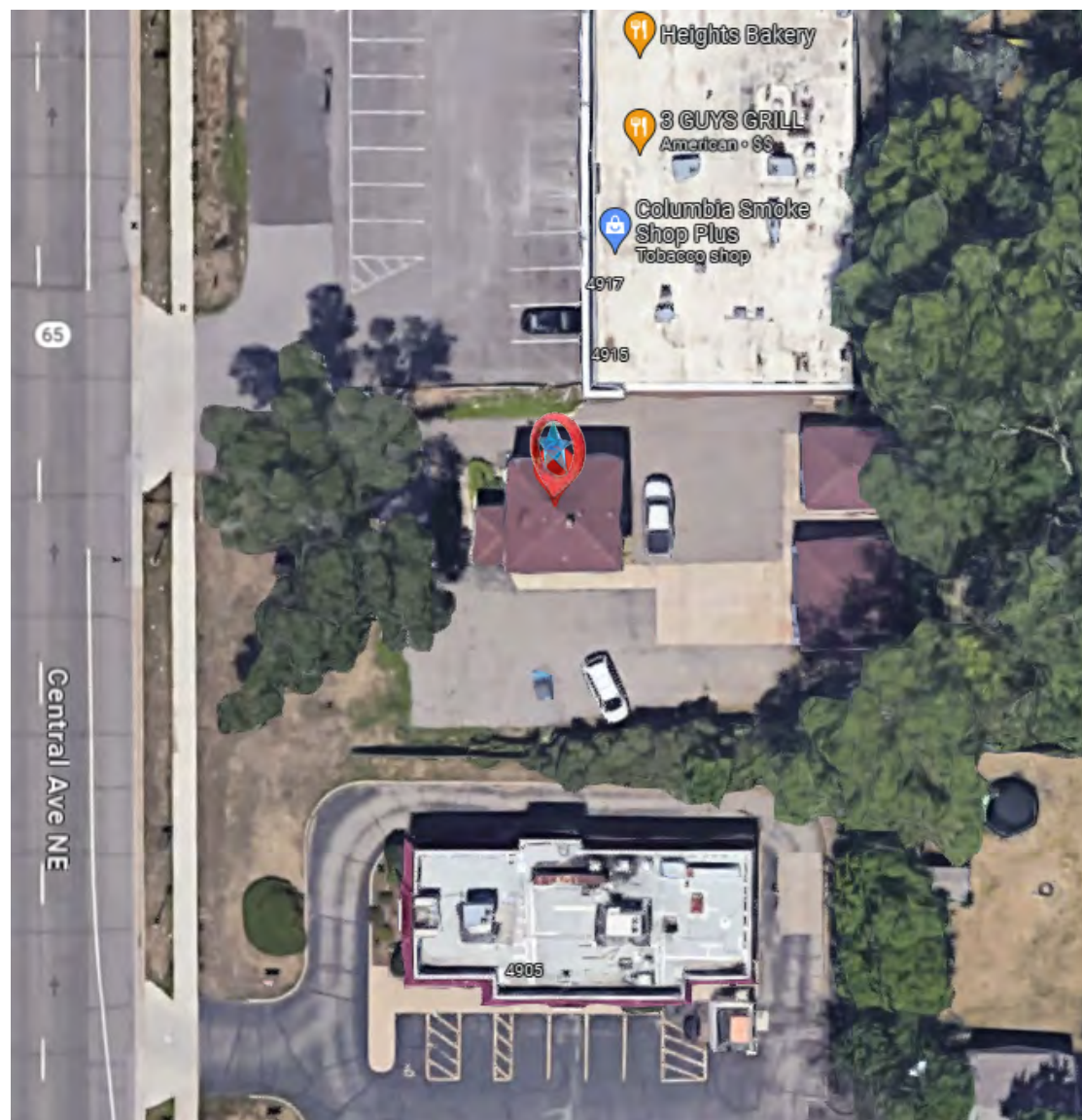
MIXED-USE COMMERCIAL FOR LEASE

**4911 Central Ave NE,
Columbia Heights, MN 55421**



Located on Central Ave in Columbia Heights, this mixed-use commercial property features a 722 SF first-floor office/retail space with a 624 SF apartment above, a 650 SF basement below, and two detached garages. Excellent live/work or investment opportunity with the mixtures of unit types and wide range of permitted uses in the General Business zoning district.

- Highway 65 frontage with an estimated 28,500 VPD
- Live/work opportunity in a mixed use building
- Many retailers and restaurants neighboring the property
- Many possible uses in the General Business zoning district
- Public transportation



Lease Price	\$3,500
Lease Type	Gross plus utilities
Land Area	0.25 acre
Available SF	1,996 SF
Availability Date	10/1/23
County	Anoka
Property Type	Mixed-Use Commercial (Office)
Tenancy Type	Multi
Year Built	1934
Parking Ratio	5.4
Parking Spaces	16
Zoning	GB - General Business
Drive Ins	2
Docks	No
Traffic Count	28,500
Class	C

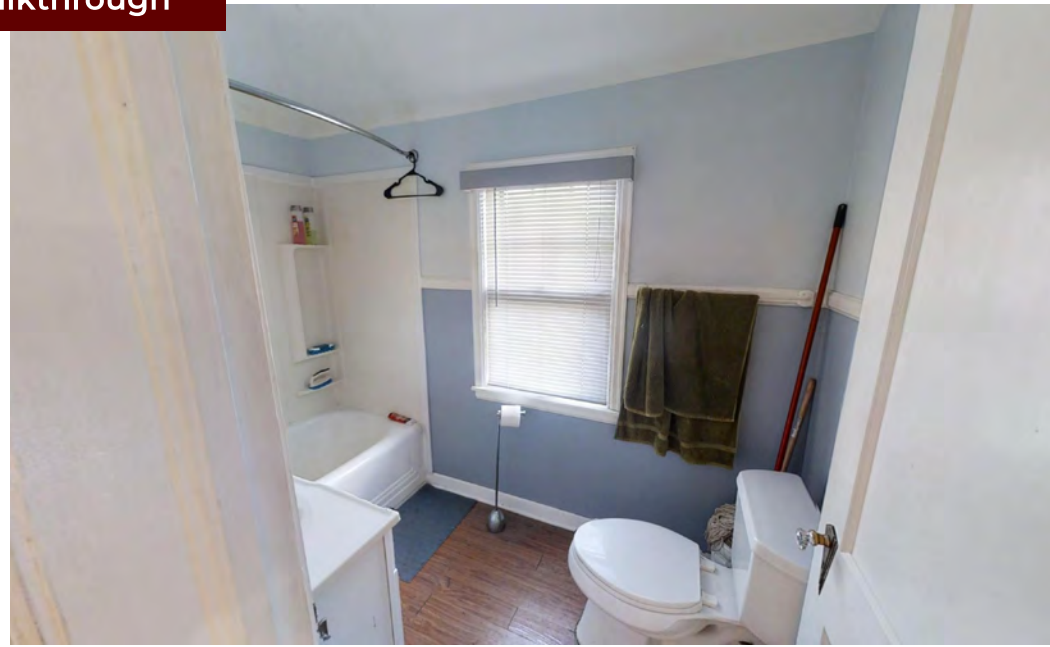
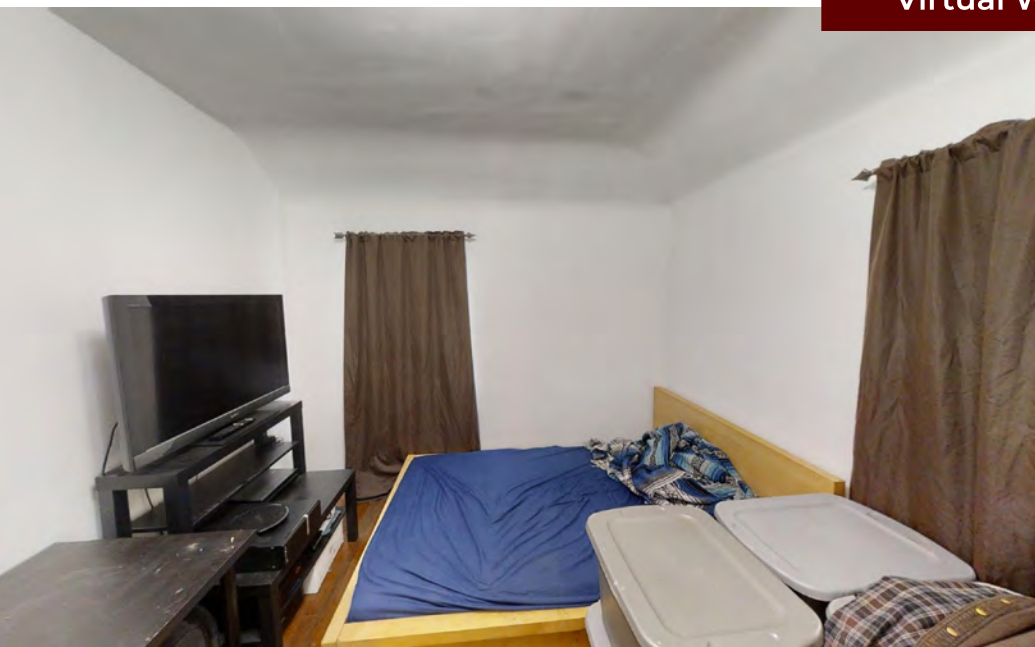


All Units & Sizes	
Basement	650 SF
1st Floor Office	722 SF
2nd Floor Apartment	624 SF





Virtual Walkthrough





Virtual Walkthrough



7401 Bush Lake Rd Edina, MN 55439.



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Unsurpassed Business Climate

Anoka County offers your business the advantages of one of the nation's leading business climates in Minnesota and the Twin Cities MSA!

Best-Run State in America

24/7 Wall Street/USA Today, 2017

1st in Fortune 500 Companies Per Capita

(Twin Cities); **3rd Per Capita** (Minnesota)
Fortune, 2018

1st in 5-Year Business Survival Rate

Bureau of Labor Statistics, 2012-2017

1st in Main Street Entrepreneurship, larger states

The 2016 Kauffman Index

2nd Best State Overall

U.S. News & World Report, 2018

2nd Strongest State in the Nation

Politico, 2018

6th in America's Top States for Business

CNBC, 2018

7th Best Economy

24/7 Wall Street, 2018

7th in Technology and Science Business Strength

Milken Institute 2016 State Technology and Science Index

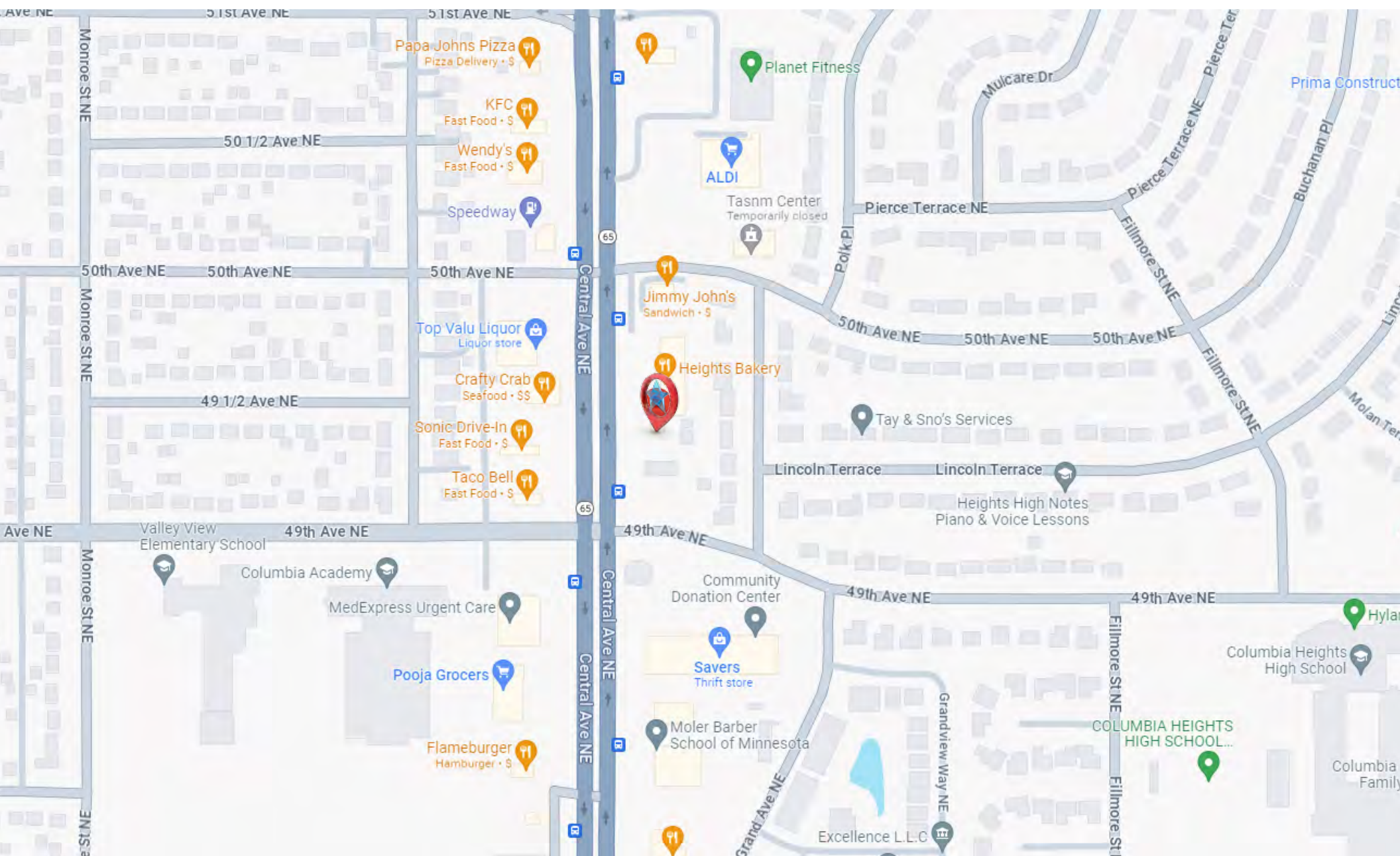
8th in Largest Private Companies

Forbes, 2017

MARKET OVERVIEW

Positioned for Success!

Anoka County is a place where businesses may access all of what the Twin Cities has to offer, but without the expense and hassle of being in a densely populated urban core. Our robust manufacturing sector is enhanced by growing, innovative industries, such as medical devices, plastics, and precision instruments. Along with being in close proximity to a major Midwestern city, businesses are drawn to our skilled labor force with renowned productivity and work ethic, lower labor costs, lower manufacturing tax burdens, and other attractive assets. Anoka County offers livable, lower-cost access to the Minneapolis/St. Paul MSA – we're positioned for success!



Whether you are looking to buy, sell, lease, or rent, our agents will work hard to find you what you need. Our team becomes your team when you choose to do business with us.

At Caspian, we strive to provide the best service possible, and our group of talented brokers are enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business. Through consistent communication and updates, we ensure that our clients are always aware of what is going on and are in front of the transaction.



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