

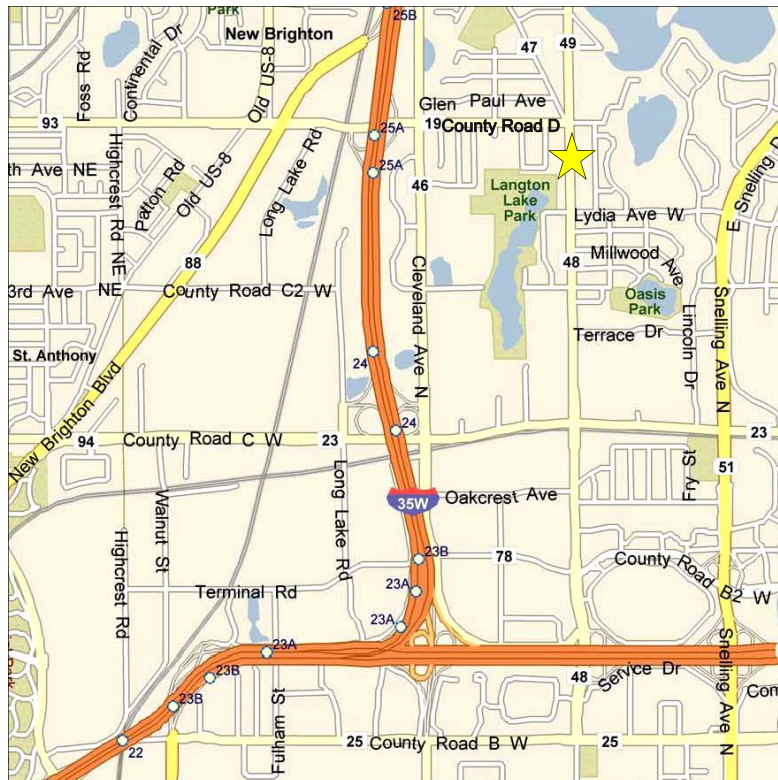
# EXPRESS LUBE

## ROSEVILLE, MN



### Project Highlights:

- Complete renovations in 1997. New non-skid ceramic floor, new rubber roof, A/C in office area, 100 amp 220 volt electrical service.
- 2 dual overhead power pull-through doors, 13' clear heights.
- 5 oil storage tanks, shelving, tool boards, and lube pumps included in sale. Main floor decking rated for above-ground vehicle lifts.
- 1,400+ sq ft foot print on 0.25 acres with 9 parking stalls. Fairview Avenue visibility!



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# EXPRESS LUBE

## ROSEVILLE, MN

<b>Location</b>	3113 Fairview Ave N, Roseville, MN 55113 (Ramsey County)		
<b>Building SF</b>	1,450 sf on 0.25 acres		
<b>Amenities</b>	13' Clear Hts, 2 dual power overhead doors (pull thru)		
<b>Usage Type</b>	Retail/Auto-Service		
<b>Sale Offering</b>	\$395,000.00		
<b>Lease Offering</b>	\$27.32 psf, NNN		
<b>2010 Taxes</b>	\$6,520.00, estimated		
<b>Parking</b>	9 stalls on site		
<b>Nearby Retail</b>	This freestanding building is seconds to 694, 35W and the Rosedale Mall		
<b>Demographics</b> <i>(2009)</i>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	6,607	72,019	238,570
Households	2,292	30,825	101,930
Avg. HH Income	\$89,248	\$86,772	75,348
<b>Traffic Counts</b> <i>(MNDOT 2005)</i>	Fairview Avenue N: 8,700 vpd		
	County Road D: 7,600 vpd		
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