



Versatile and Well-appointed mixed-use building

OFFERING MEMORANDUM | 4466 CENTERVILLE ROAD | WHITE BEAR LAKE, MN

Exclusively Listed by

Eric Katz - Agent | erickatz@kwcommercial.com | 20362602, MN

Each Office is Independently Owned and Operated
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KW COMMERCIAL | NORTH SUBURBAN
3555 Willow Lake Boulevard
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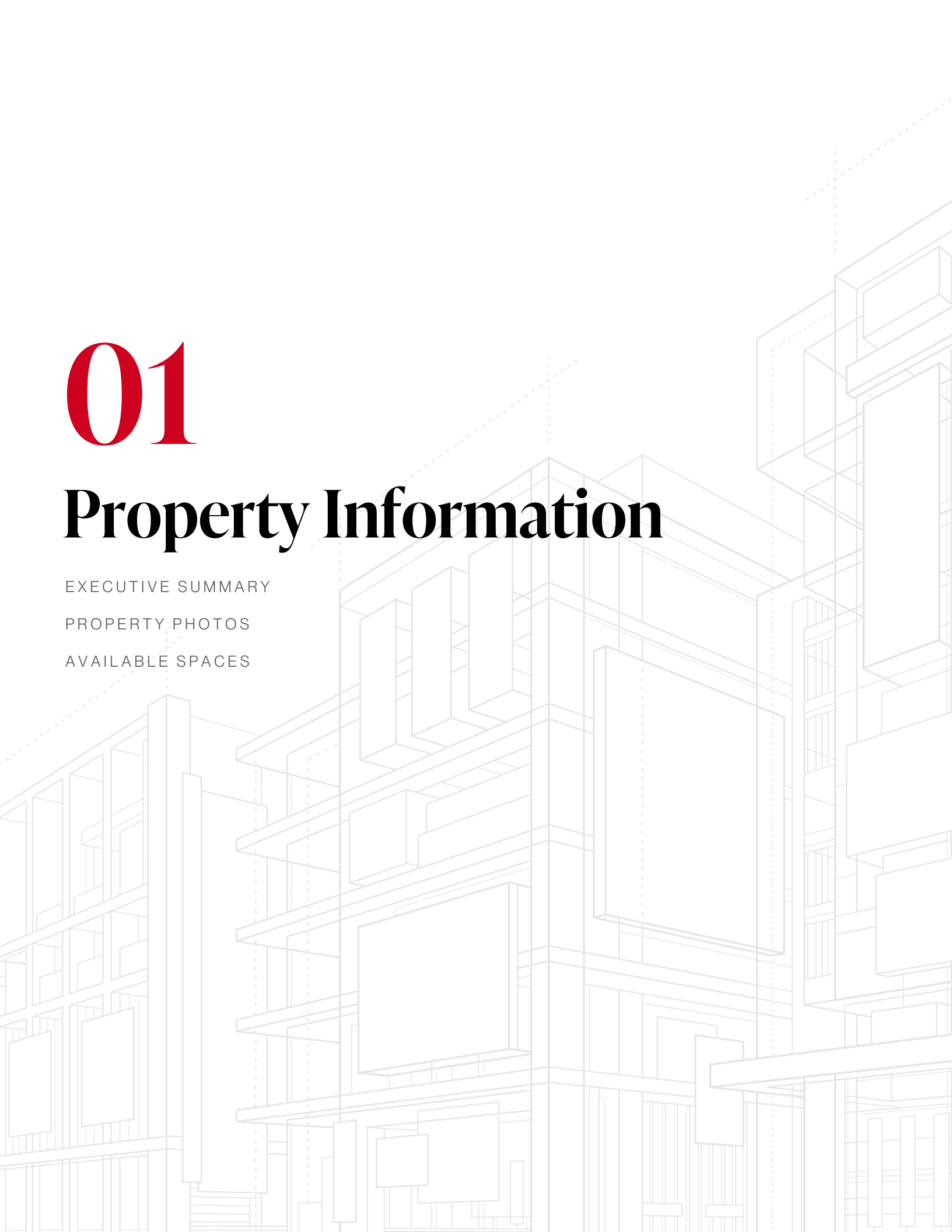
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01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS

AVAILABLE SPACES

Executive Summary



Property Overview

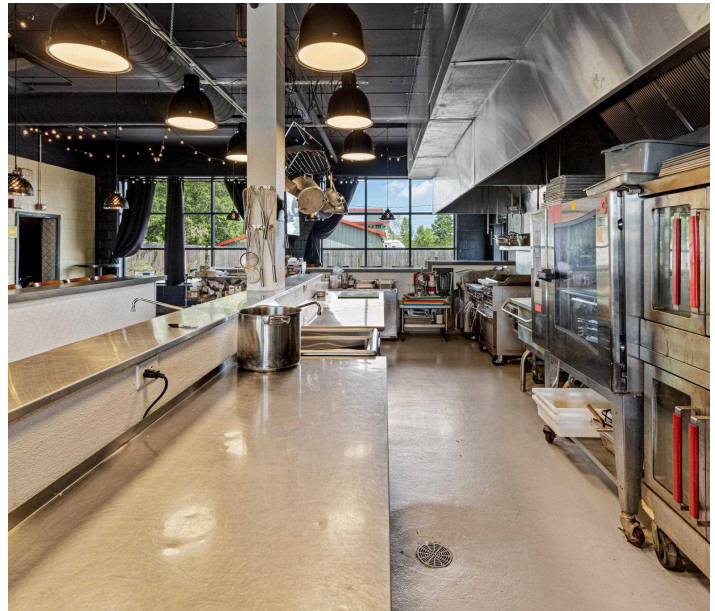
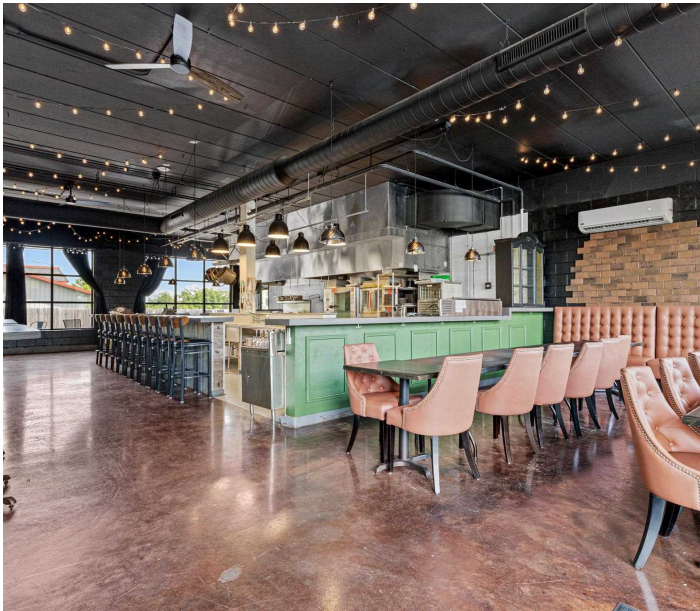
Versatile and Well-appointed mixed-use building. Main Floor Currently set up as a restaurant and catering kitchen. Could be adapted to new concept, or taken over as catering/restaurant operation. Walk-in Refrigerator and Freezer, fully-operational hood & bar top, ice-maker, business office and additional common restroom upstairs are all in-place. Or, Could be creative space, gallery, showroom, classrooms, retail outlet, co-working, designer, or architect. High ceilings, private restrooms, off-street parking with opportunity to lease space from adjacent property to the north provide opportunity for so many options. The two upstairs apartments come with many recent updates, including windows and window wells. Both are currently leased. Metered Electric Service in both apartments. Owner provides Heat, shared, internet, trash service and water. Great opportunity for a small business to acquire a building and have income day one!! Recent updates include: new roof 2024, AC and water heater 2019. Just south of 96 and just off 35e. Easy to get to and highly visible. Building Signage Opportunity. Minutes to downtown White Bear Lake.

Property Highlights

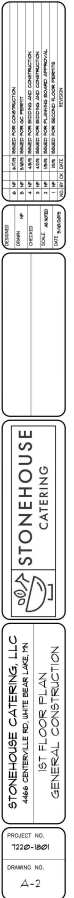
- High ceilings
- Great visibility
- Easy access
- Many recent updates
- Private Off-Street Parking
- Large windows provide natural light
- Concrete structure
- Apartments with strong rental histories
- Separate business office (upstairs)

Price:	\$899,000
Building SF:	5,232
Apartment Rents:	\$1,595
Apartment SF :	1,100 each
Parking:	14 Spaces , Parking Lot
Zoning:	Industrial-Commercial Mix
Signage Available:	Yes

Property Photos



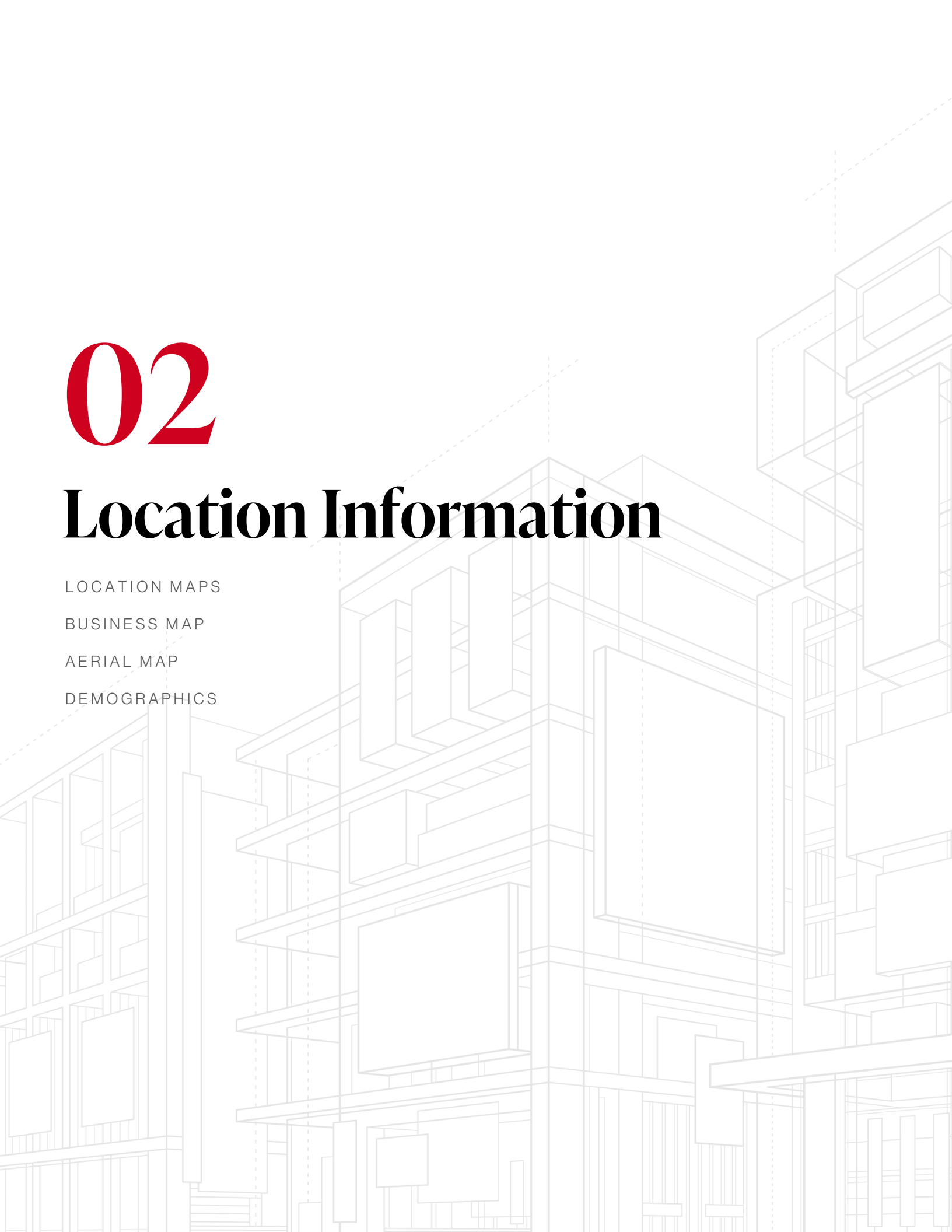




Available Spaces



Space	Size	Term	Rate	Space Use	Condition	Available
Unit 1	1,100	Yearly	\$1,595 /mo	Apartment	Recently updated	
Unit 2	1,100	MTM	\$1,595 /mo	Apartment	Recently updated	
Main Floor	2600	TBD	\$TBD /mo	Main Floor	2019 Update	

A faint, light gray architectural line drawing of modern buildings with various rectangular volumes and setbacks, creating a sense of depth and urban structure. The drawing is composed of thin lines and is positioned in the background, partially obscured by the text.

02

Location Information

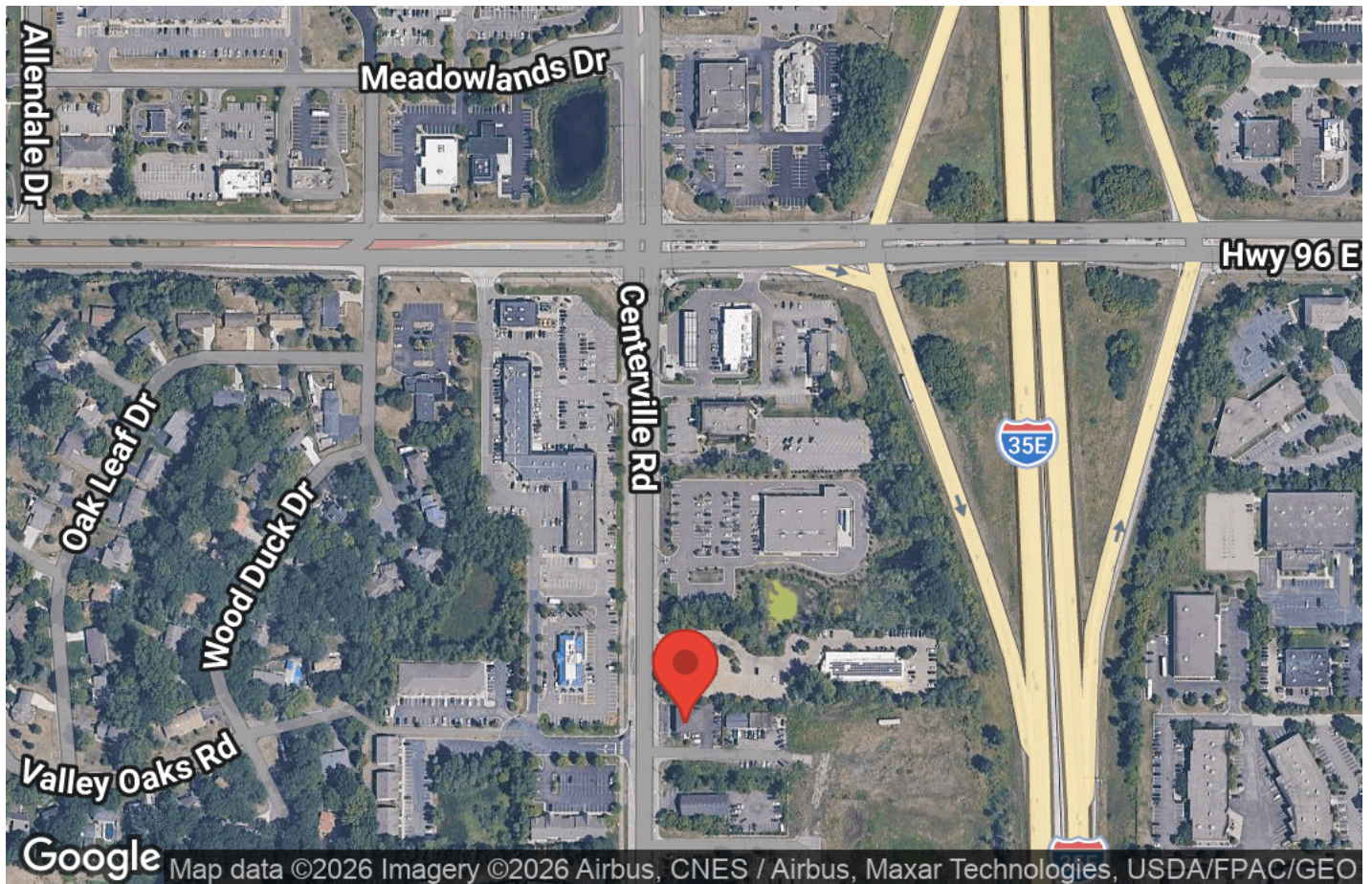
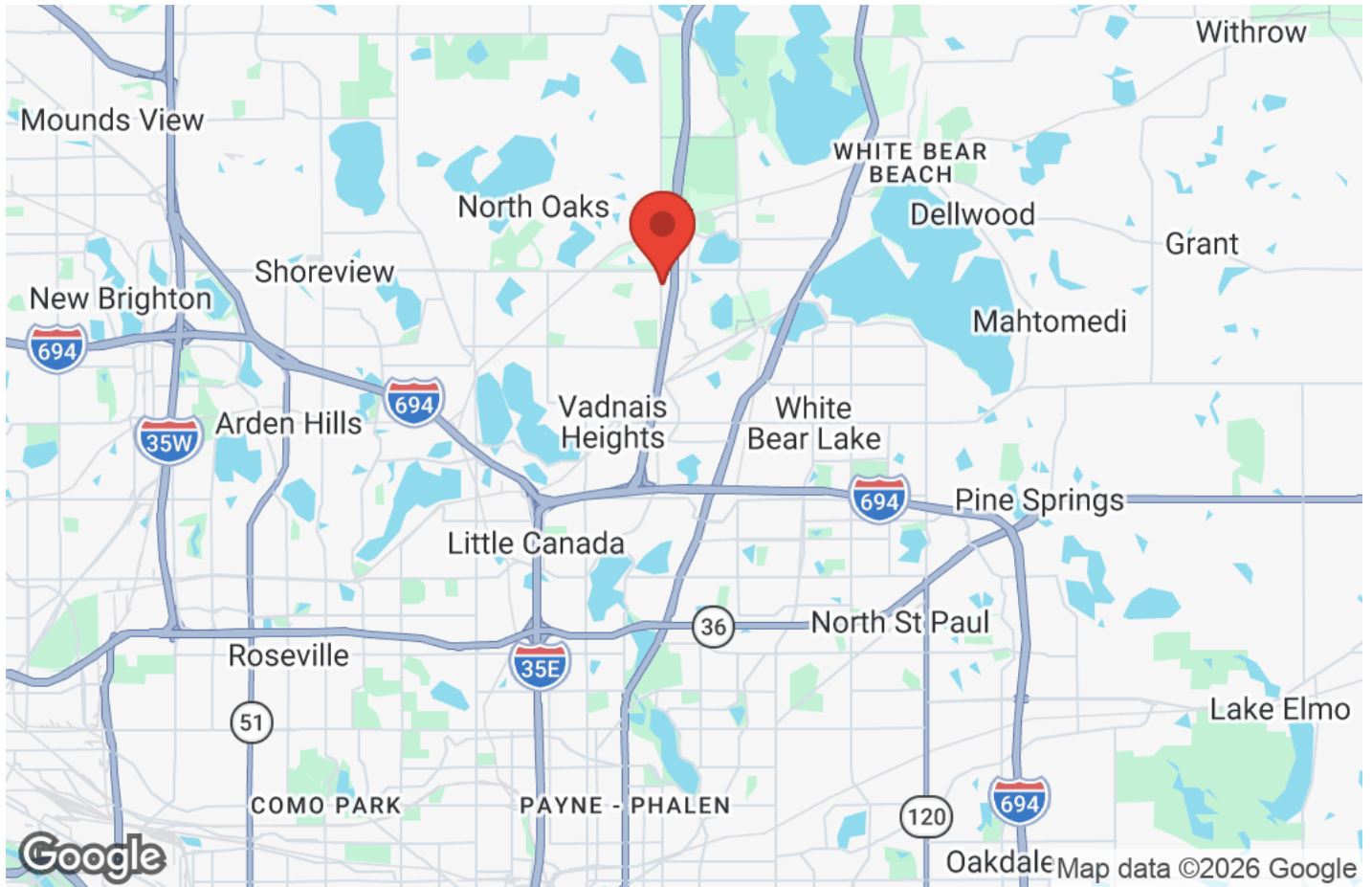
LOCATION MAPS

BUSINESS MAP

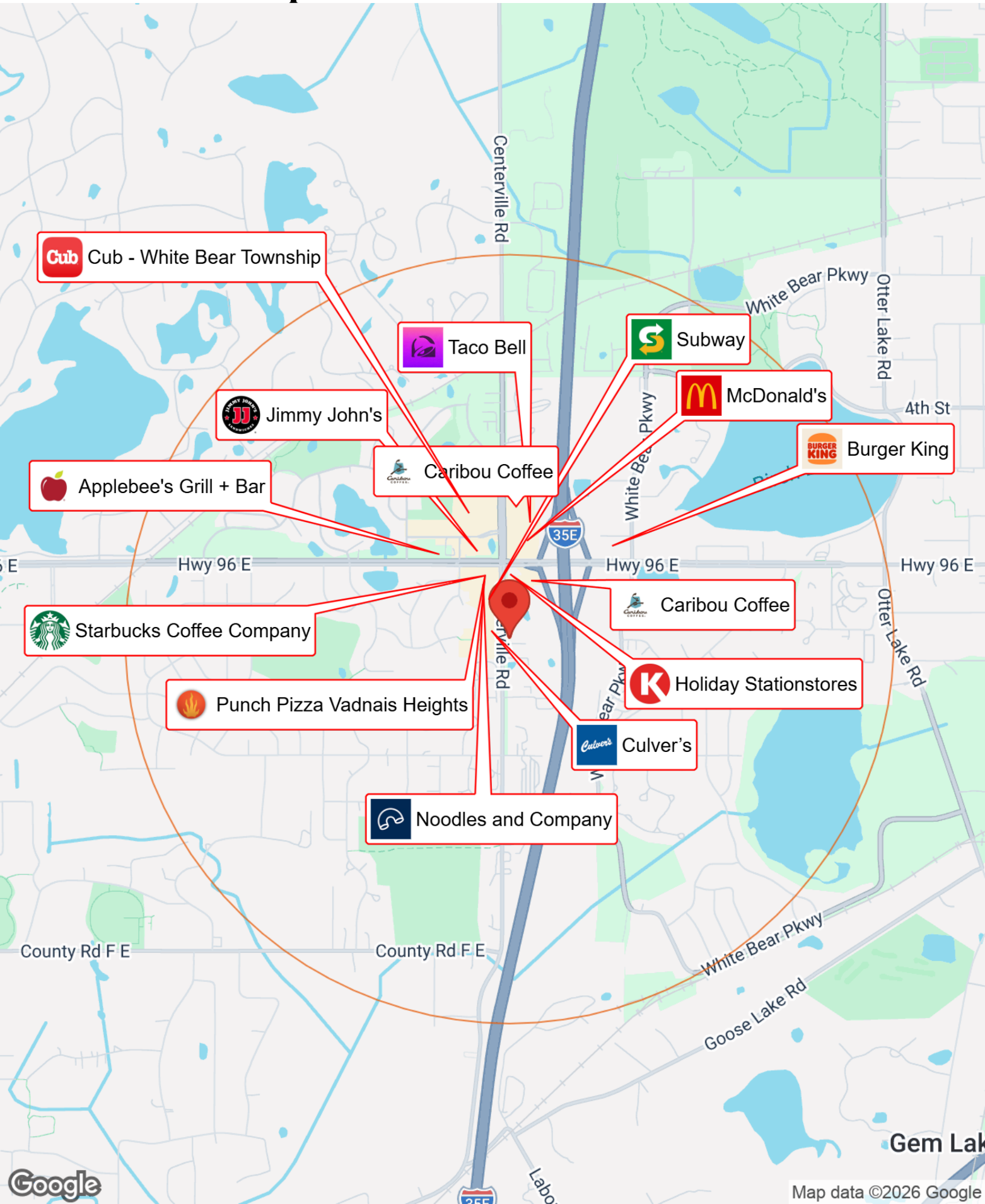
AERIAL MAP

DEMOGRAPHICS

Location Maps



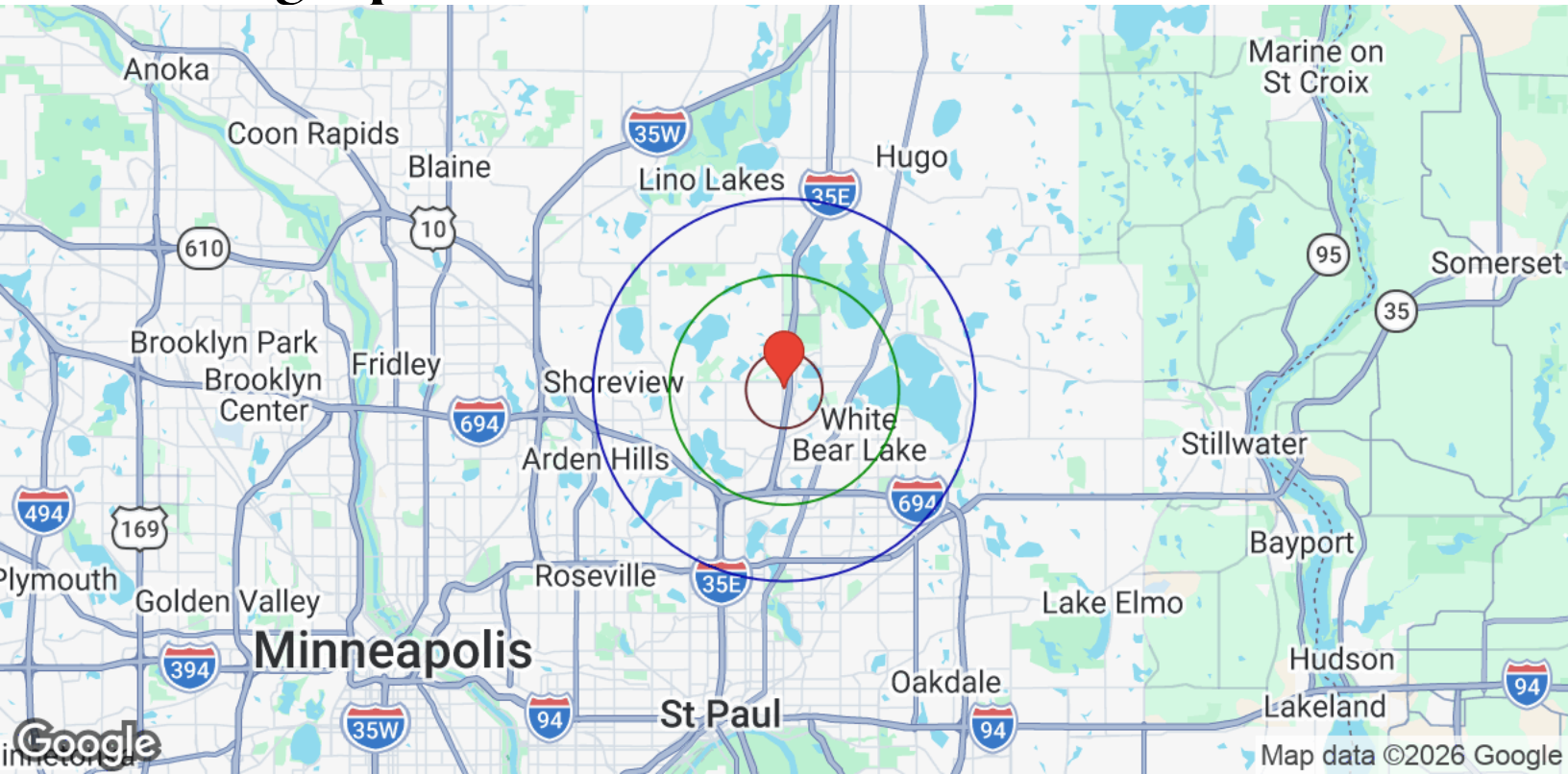
Business Map



Aerial Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	3,154	20,758	58,397
	Female	3,666	22,387	62,264
	Total Population	6,820	43,145	120,661
Race / Ethnicity	White	5,388	33,179	88,396
	Black	355	2,498	8,072
	Am In/AK Nat	11	86	265
	Hawaiian	1	9	12
	Hispanic	305	2,287	7,047
	Asian	561	3,715	12,971
	Multiracial	189	1,320	3,728
	Other	11	52	169
Housing	Total Units	3,499	19,838	54,101
	Occupied	3,231	18,270	49,987
	Owner Occupied	2,395	13,753	36,867
	Renter Occupied	836	4,517	13,120
	Vacant	268	1,569	4,113
Age	Ages 0 - 14	993	7,341	21,120
	Ages 15 - 24	589	3,856	12,230
	Ages 25 - 54	2,272	14,715	42,593
	Ages 55 - 64	1,000	6,284	16,942
	Ages 65+	1,968	10,949	27,774
Income	Median	\$98,245	\$99,737	\$102,617
	Under \$15k	119	839	2,556
	\$15k - \$25k	100	587	1,605
	\$25k - \$35k	135	835	2,441
	\$35k - \$50k	286	1,657	4,167
	\$50k - \$75k	590	2,811	7,193
	\$75k - \$100k	415	2,432	6,429
	\$100k - \$150k	675	3,676	10,032
	\$150k - \$200k	264	1,931	5,759
	Over \$200k	647	3,503	9,807



03

Agent Profile

PROFESSIONAL BIO

Professional Bio



Eric Katz

Agent

 (651) 238-3440
 erickatz@kwcommercial.com
 20362602, MN

Eric has been a licensed agent since 2002. Over his 22+ year real estate career Eric has been involved in many aspects of real estate. He developed and redeveloped real estate, he has helped clients buy and sell their homes and commercial properties, lease space for their businesses, buy and sell small businesses, and purchase and sell development land. From 2005 to 2009, Mr.Katz was also a Vice President at Turnstone Group LLC where he was on a team that led real estate investments valued at over \$175 million. Mr.Katz started his career in Investment Banking at U.S. Bancorp Piper Jaffray in Minneapolis, MN where he was integrally involved in corporate finance transactions with a combined value of over \$1.0 Billion. Mr.Katz received a B.A. in accounting from the University of St.Thomas in St.Paul, MN.

Mixed - Use Opportunity Versatile and Well-appointed

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