



City Center Business Park

6,500 SF Office/Medical/Warehouse

1545 Livingston Ave • West Saint Paul, MN 55118



FOR SALE



Serving Clients Proudly Since 1990



LANGER
REAL ESTATE SERVICES

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City Center Plaza

1545 Livingston Ave • West Saint Paul, MN 55118

City Center Plaza

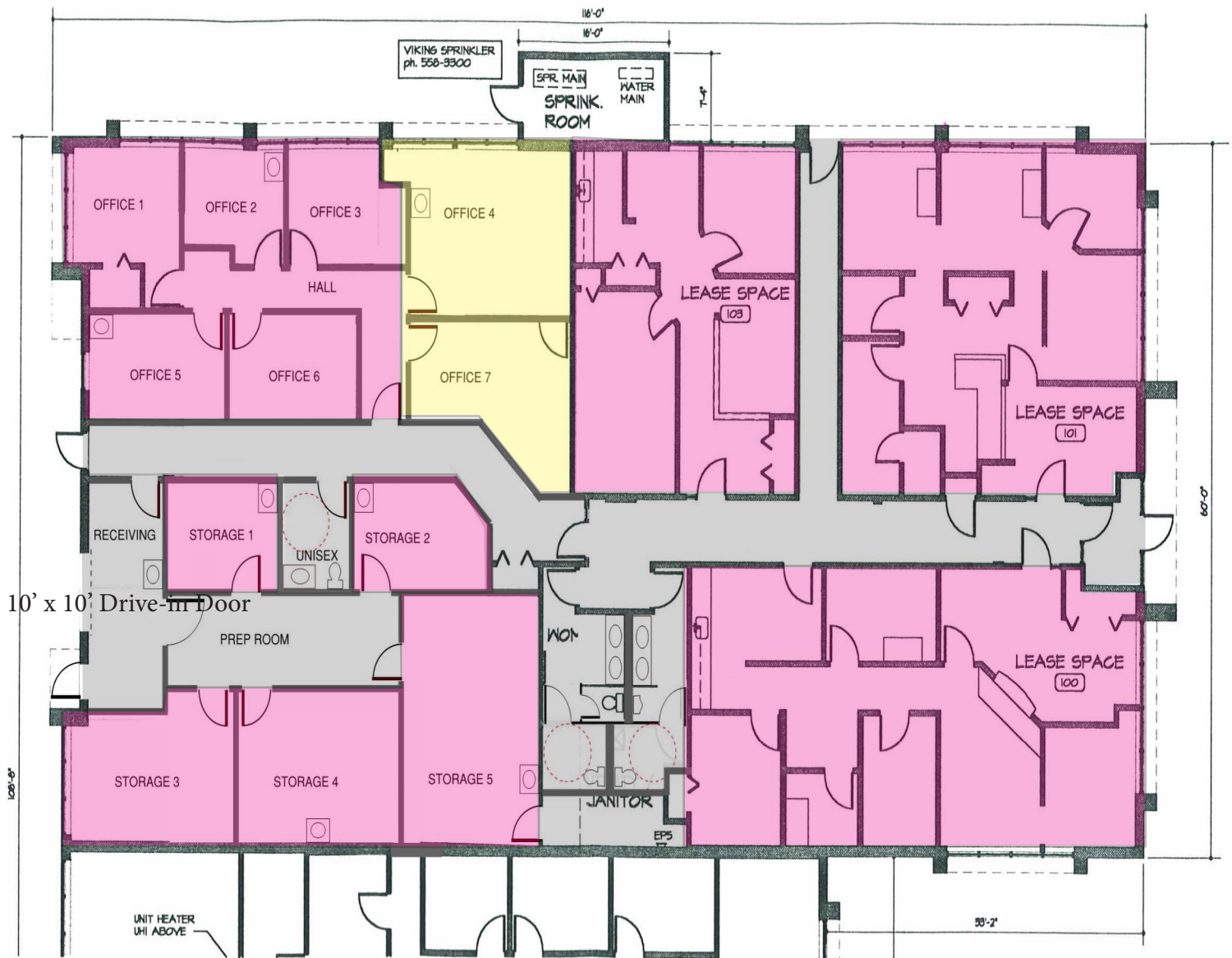
- \$875,000
- 6,500 square feet of Office/ Medical Office/Warehouse space.
- Unique opportunity for an owner/user interested in having rental income OR up to 50% of the space occupiable within 90 days.
- Estimated HOA Dues: \$1.56 psf
- Estimated Property taxes: \$3.25 psf
- Association includes all grounds maintenance.
- Detailed lease information available upon request and signed NDA.
- Property has been owned and operated by Langer Real Estate for the last 30+ years.
- Broker discloses that they are the owner of the property.



FOR SALE

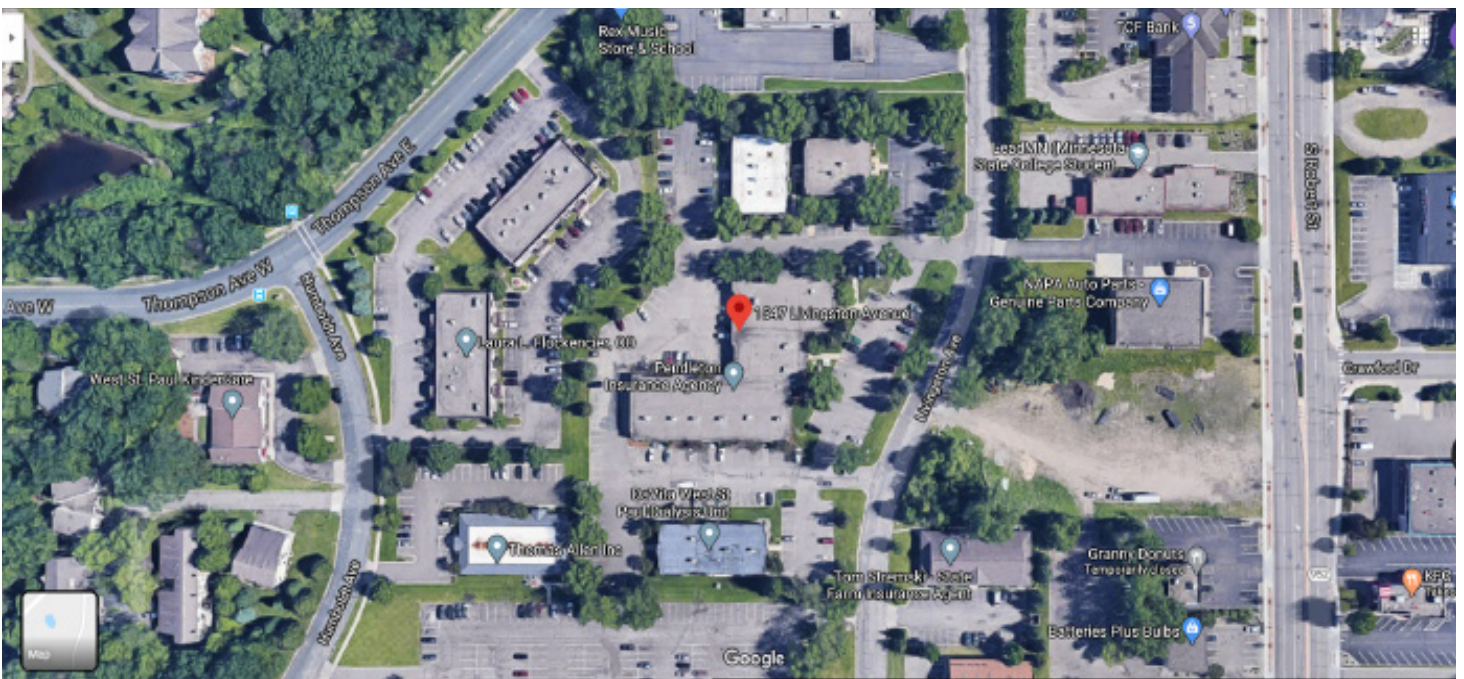
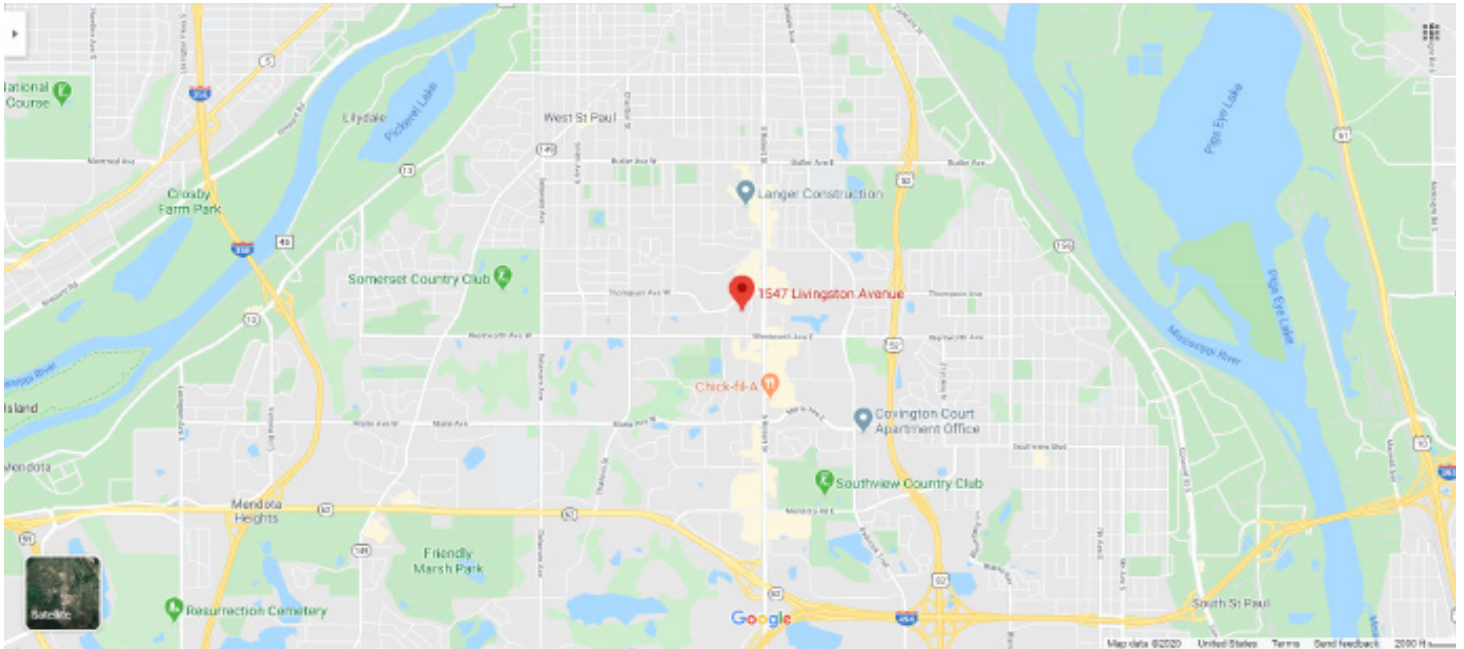
Floor Plan

- Leased space
- Vacant space 245 SF
- Common areas



1545 LIVINGSTON

Property Aerial



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