



COUNTRY DRIVE BUILDING

2935 COUNTRY DRIVE, LITTLE CANADA, MN 55117

- SUITE 100: 4,341 SF AVAILABLE
 - 2,480 SF OFFICE
 - 1,861 SF SHOP SPACE
- SHOP SPACE 14' CLEAR
- THREE (3) OVERSIZED DRIVE-IN DOORS
- LARGE WINDOWS THAT PROVIDE AMPLE NATURAL LIGHT
- NET RENT: \$10.95 SF
- 2024 ESTIMATED OPERATING EXPENSE: \$6.62 SF
- GREAT ACCESS TO I-35E, I-694, AND HIGHWAY 36
- MANY ARE AMENITIES INCLUDING: GAS STATIONS, RESTAURANTS, CARIBOU COFFEE, FAST FOOD, AND MORE

CONTACT:

WWW.ESSENCEREALESTATE.COM

JEFF NORDNESS
jeff@essencerealestate.com
(651) 341-5044

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2935 Country Drive, Little Canada, MN 55117



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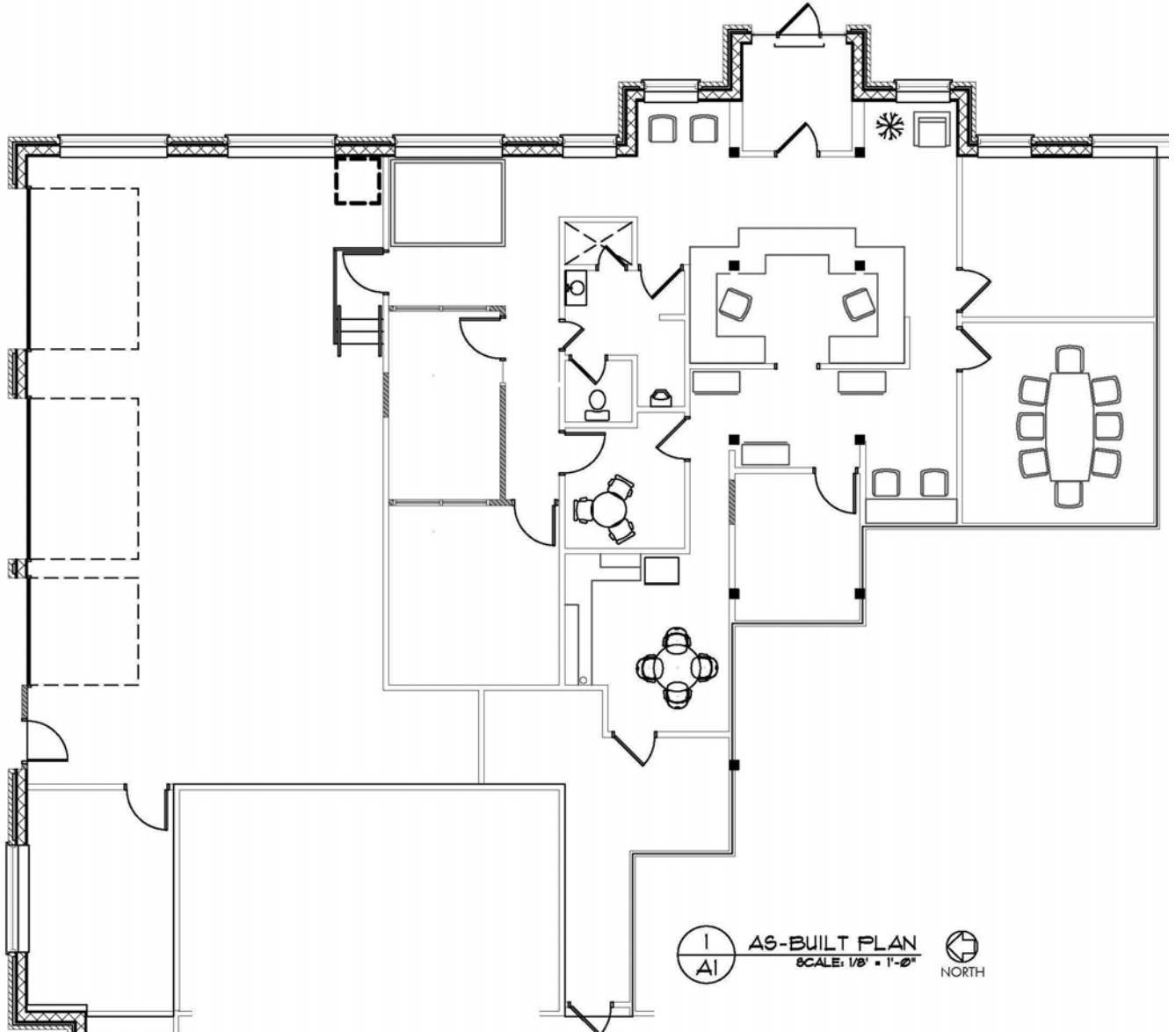
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FLOOR PLAN

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