

St Francis Medical Building



- 23671 St. Francis Blvd, St. Francis
- 13,711 SF Multi-Tenant Building
- Zoned Light Industrial, Medical Office
- Lease Rate \$12-\$15psf
- 2026 CAM & Tax \$7.22
- Permitted Uses
 - Clinics
 - Financial Institution
 - Coffee Shop
 - Veterinary Clinic
 - Office Use

- Available Suites –
 - Main Level
 - Approximately 3699.63 sf
 - Private Entrance
 - Common Bathrooms

Contact:

Nik Anderson
COMMERCIAL AGENT

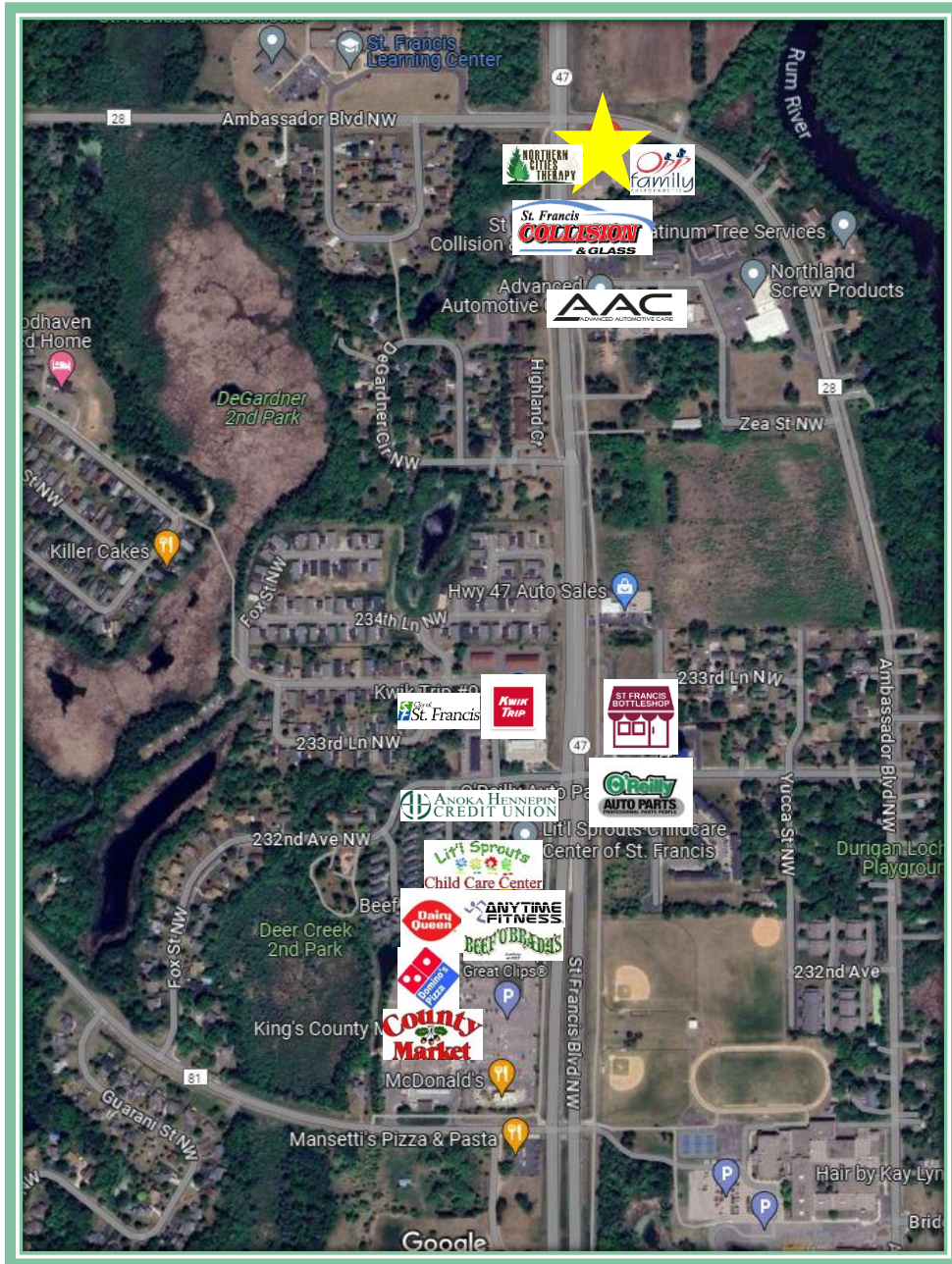
651.497.7222 direct 763.689.0349 office 763.552.5754 fax
Nik@ricproperty.com

Contact:

Matt Anderson
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Local Retail



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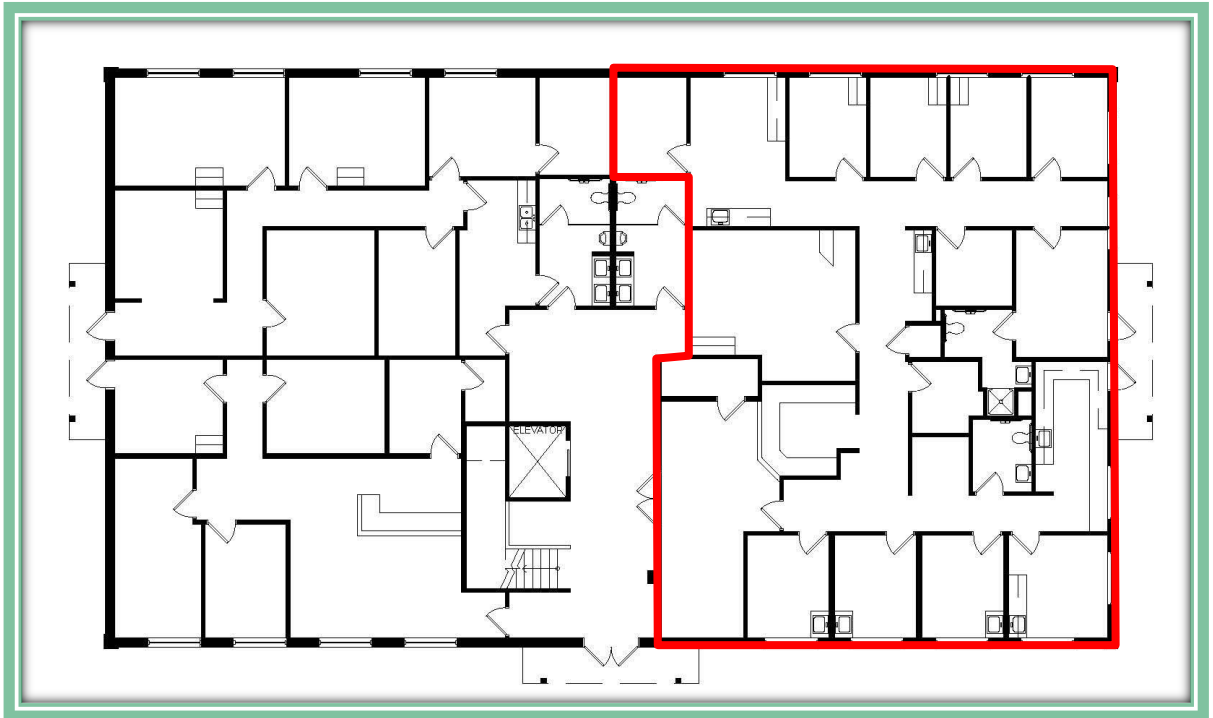
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Upper Level Suite 102

3699.63

Rentable SF



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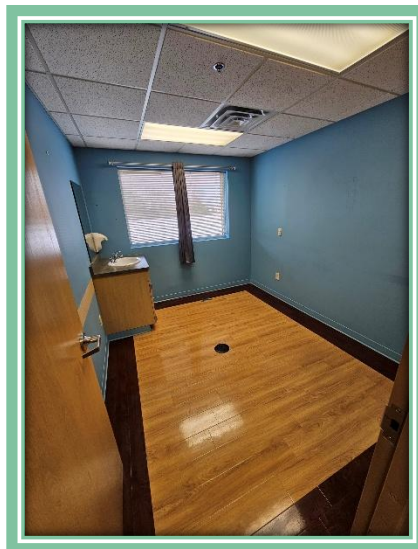
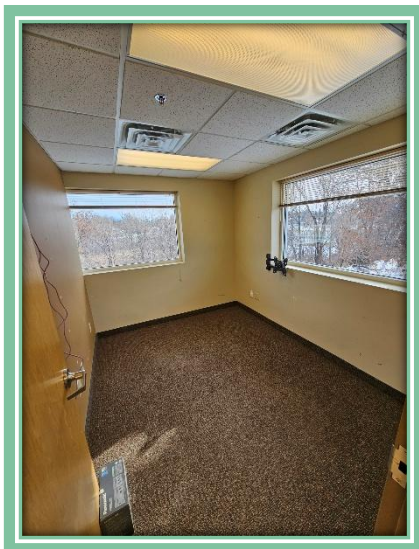
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Interior Photos



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<u>DEMOGRAPHICS</u>	1 MILE	3 MILES	5 MILES
POPULATION	4264	10,702	18,114
AVERAGE HH INCOME	\$85,022	\$102,131	\$109,118

TRAFFIC COUNTS CITY OF CAMBRIDGE

HWY 47 & 233RD AVE NW	12,300 CARS PER DAY
HWY 47 & AMBASSADOR BLVD	2611 CARS PER DAY
233 RD AVE NW & CREE ST NW	2543 CARS PER DAY

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