

# 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
- 2025 CAM & Tax \$7.02
- 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** COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax Matt@ricproperty.com

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, or any other affiliated party, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, this information or any other written or oral communication or information transmitted or made available to the recipient. MNCAR



## **Local Retail**



Contact: **Nik Anderson COMMERCIAL AGENT** 

651.497.7222 direct 763.689.0349 office 763.552.5754 fax Nik@ricproperty.com

Contact:

**Matt Anderson COMMERCIAL BROKER** 

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

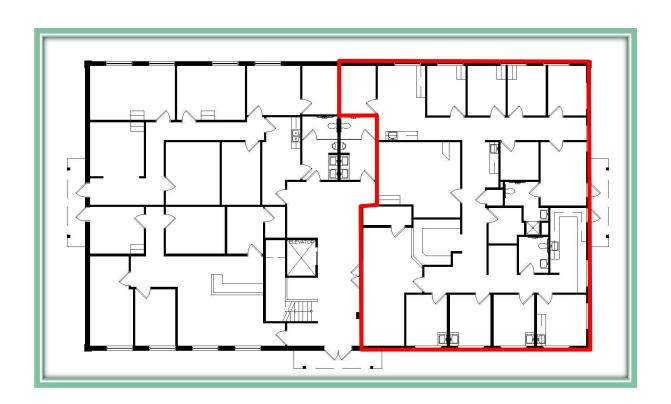
Matt@ricproperty.com



## **Upper Level Suite 102**

3699.63

Rentable SF



#### Contact:

## **Nik Anderson COMMERCIAL AGENT**

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

Nik@ricproperty.com

#### Contact:

## **Matt Anderson**

**COMMERCIAL BROKER** 

R

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com





## **Interior Photos**











# Contact: Nik Anderson COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax Nik@ricproperty.com

Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax <u>Matt@ricproperty.com</u>

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, or any other affiliated party, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, this information or any other written or oral communication or information transmitted or made available to the recipient.



1 MILE 3 MILES 5 MILES **DEMOGRAPHICS 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 233RD AVE NW & CREE ST NW 2543 CARS PER DAY

Contact:

Nik Anderson **COMMERCIAL AGENT** 

651.497.7222 direct 763.689.0349 office 763.552.5754 fax Nik@ricproperty.com

Contact:

**Matt Anderson** COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com

R

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, or any other affiliated party, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, this information or any other written or oral communication or information transmitted or made available to the recipient. MNCAR