



# RETAIL PORTFOLIO FOR SALE

4066-4070 White Bear Avenue White Bear Lake, MN 55100

**SAM CARTER**

Vice President  
(651) 335-1220  
Sam@obsidiangroup.com

**Jasper Gantriis**

Associate  
(612)669-1654  
Jasper@obsidiangroup.com





# Property Profile

**Address** 4066-4070 White Bear Ave, White Bear Lake, MN 55100

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**Price** Negotiable

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**Square Footage**

- Approx. 12,500 SF Available**
  - o **4606 WBA:** approx. 4,000 SF (Building)
    - 2,000 SF (Garages)
  - o **4070 WBA:** approx. 6,500 SF

\*Buildings can be sold separately.

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**Zoning** B-2 (Limited Business District)

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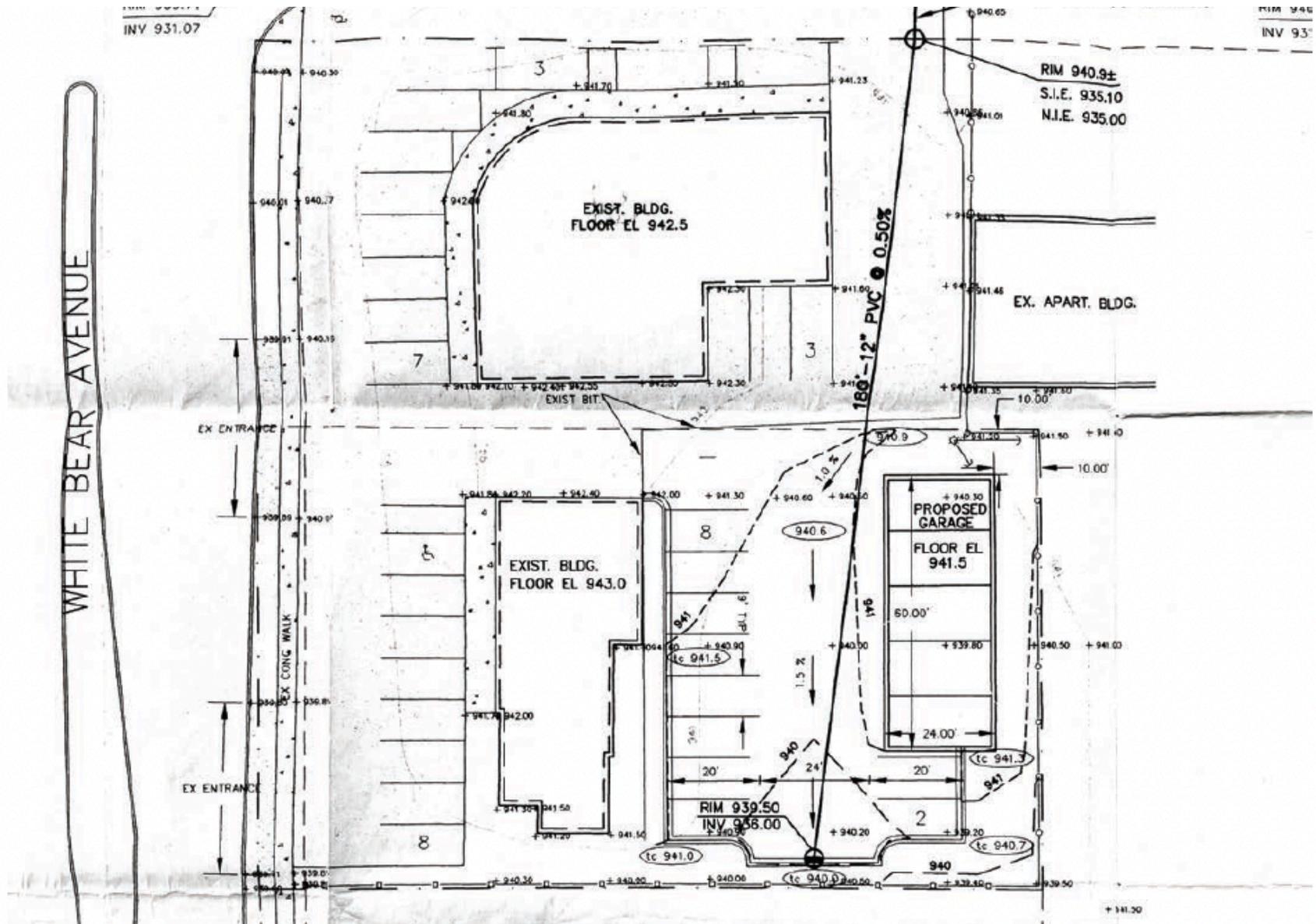
**Permitted Uses** Coffee shop, bakery, soft goods, legal and general permitted office and retail.

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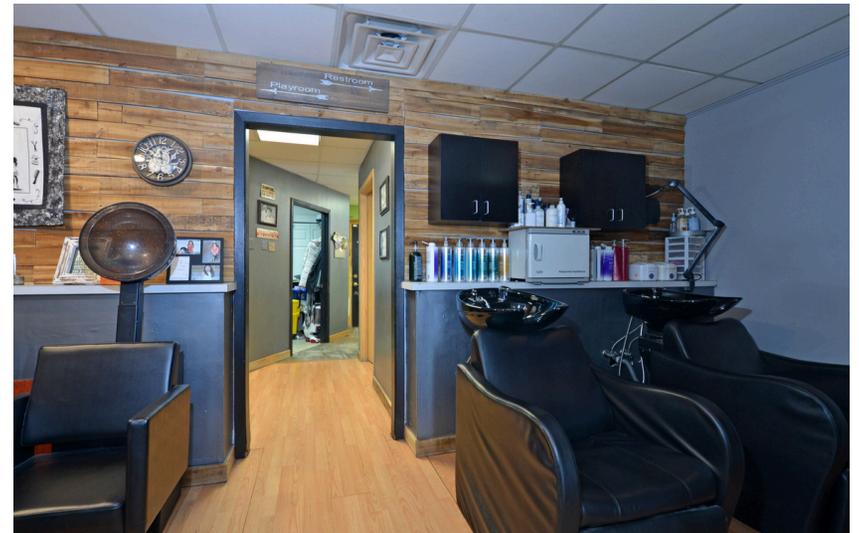
**Sale Type** Investment or Owner User

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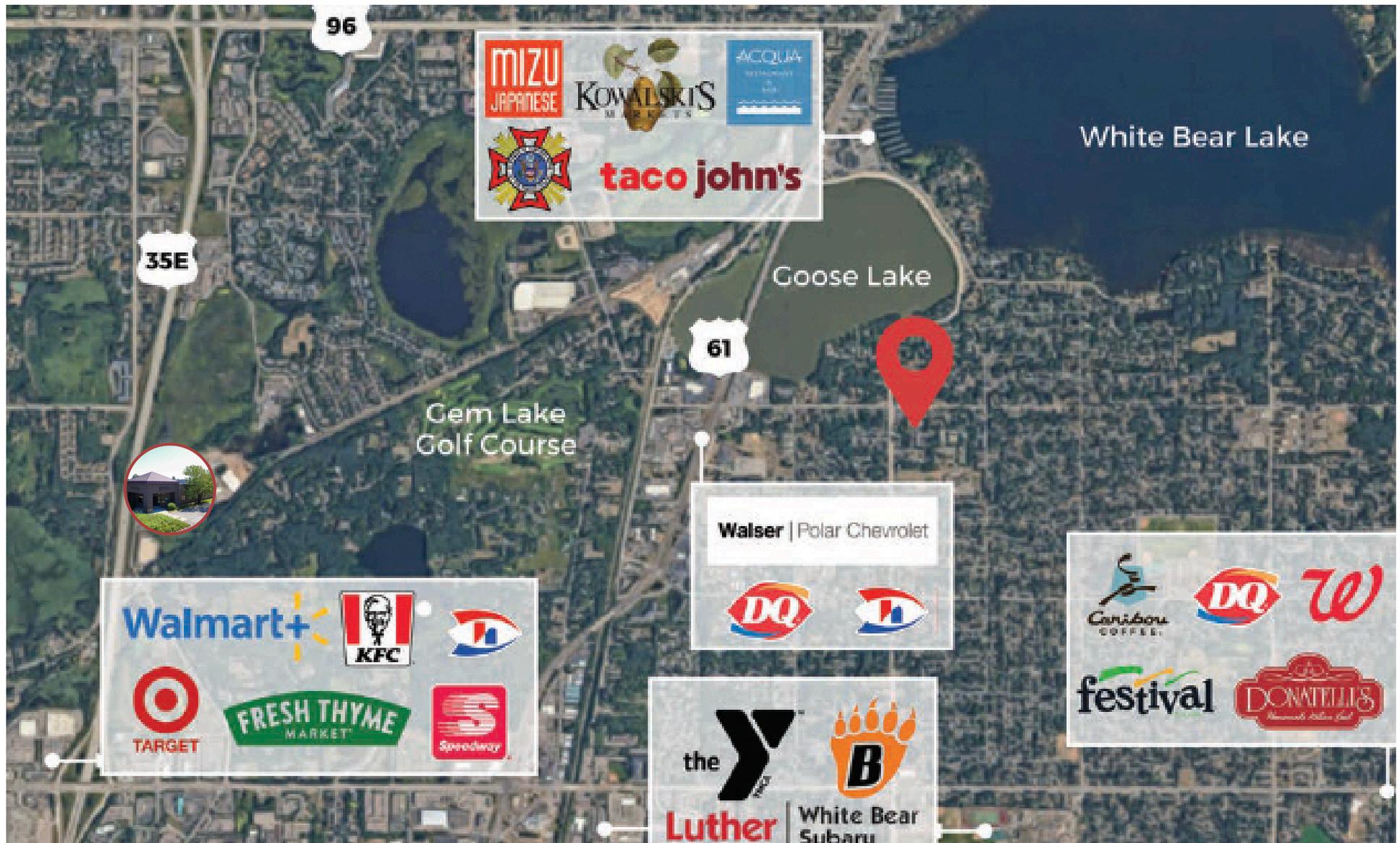
# Site Plan



# Property Photos



# Property Aerial





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**OBSIDIAN**  
GROUP