



- Well maintained with a full building generator.
- New \$60M multipurpose city development adjacent to property.



AVAILABLE SPACE

48,925 SF ON 3 FLOORS



PID

35-30-24-41-0163



PARCEL SIZE

PARKING

34,473.6 SF OR 0.76 ACRES



YEAR BUILT

1986



ZONING

CBD - CENTRAL BUSINESS DISTRICT



12 PARKING SPACES + ACCESS TO CITY OF COLUMBIA HEIGHTS PARKING RAMP (310 STALLS). FAIRVIEW LEASES 130 STALLS. CONTRACTS ARE AVAILABLE TO REVIEW.





ESTIMATED MARKET VALUE

\$5,329,900



USE

MEDICAL OFFICE/OFFICE



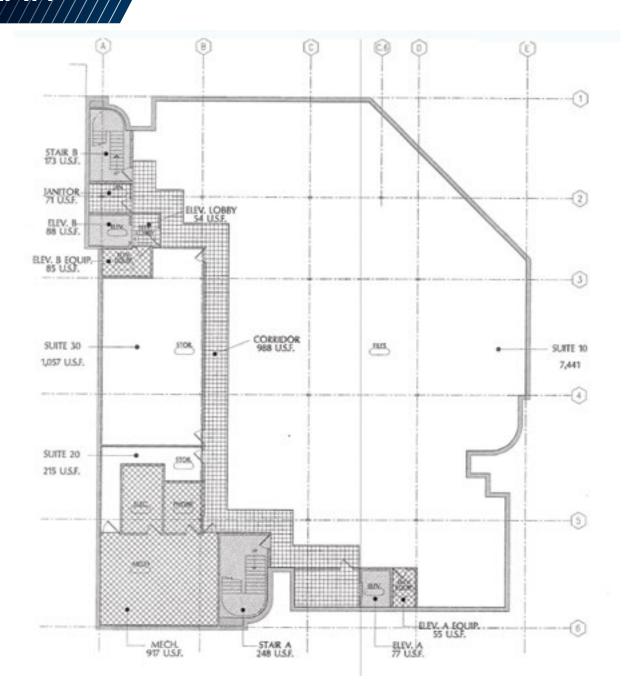


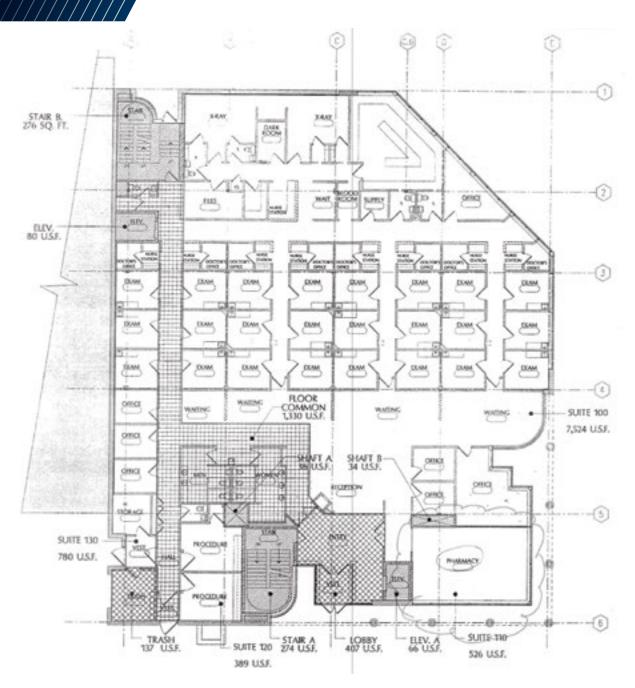


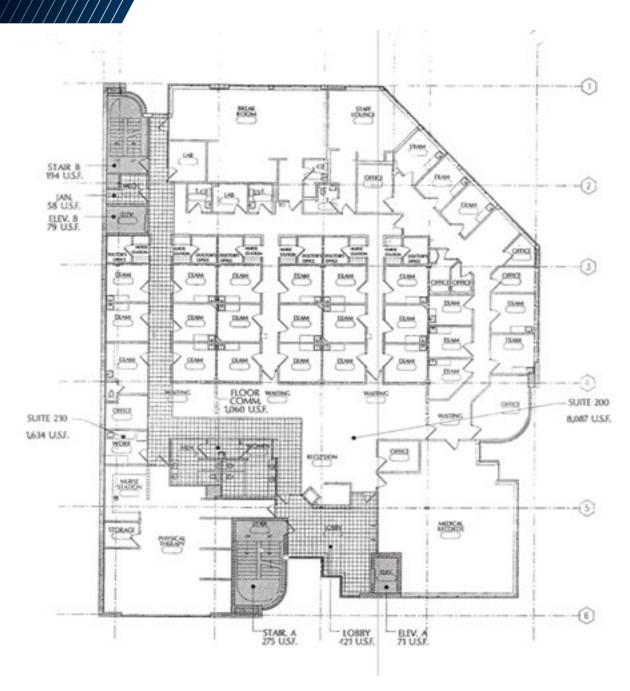


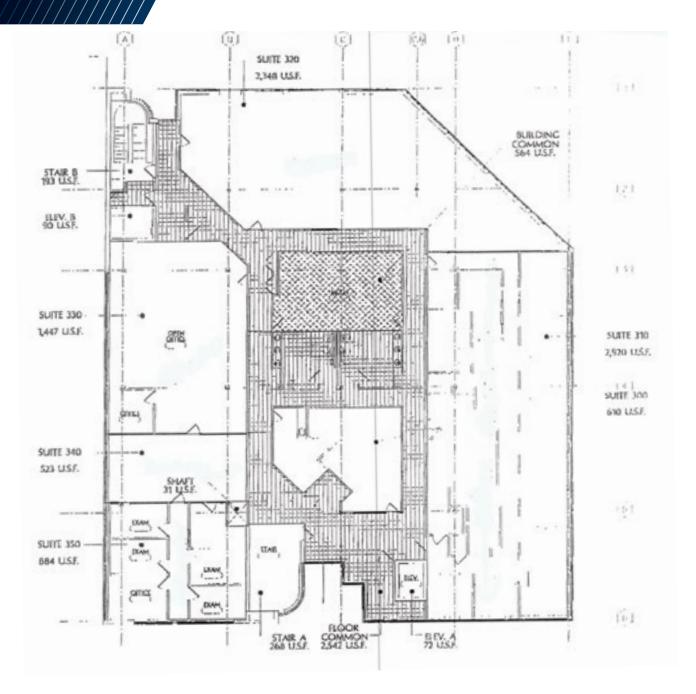
Columbia Heights Clinic // 4000 Central Avenue NE, Columbia Heights, MN 55421

LOWER LEVEL FLOOR **PLAN**

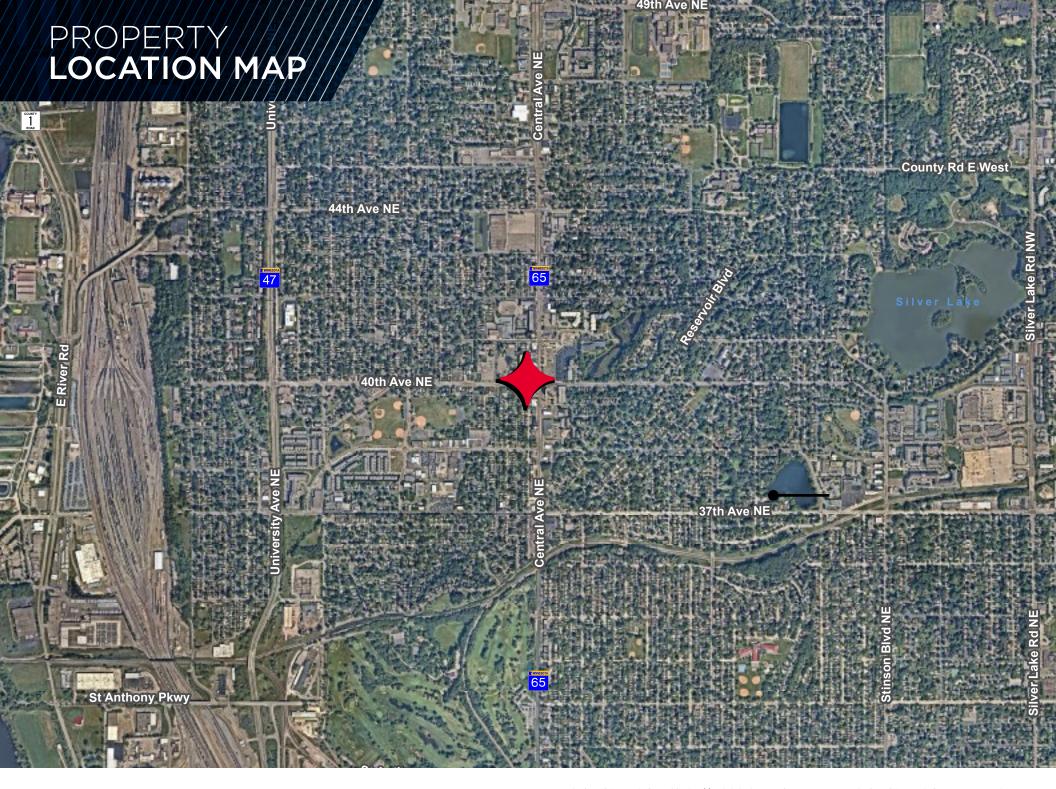


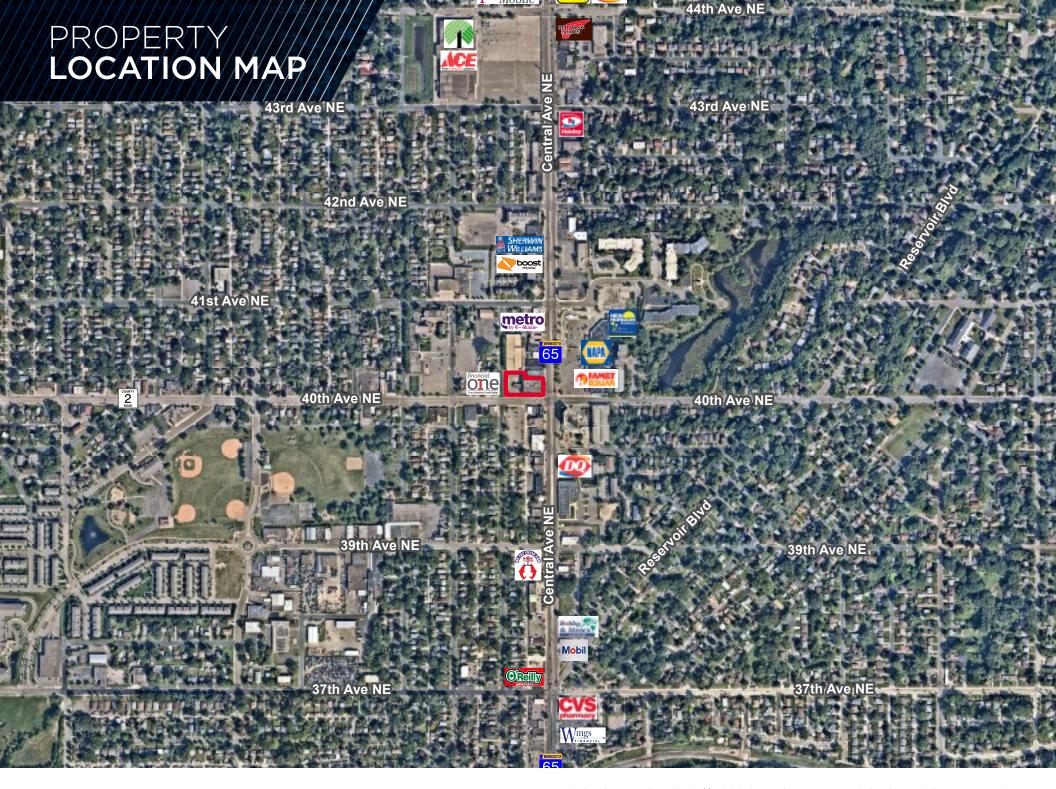
















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