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**LITTLE CANADA
PROPERTY**

**80 East Little Canada Road
Little Canada, Minnesota**

PROPERTY FEATURES

Outstanding Location! Easy Access to I-35E and 694! Just minutes from Downtown St. Paul!

Building Size: 22,920 sf
Lot Size: 1.93 acres (84,110 sf)
Space Available:

- **Suite 1**
6,600 sf W/ 1,000 sf office - lots of glass, fully air conditioned, 1 dr-in door, avail now, \$3.25 net psf whse. \$5.50 net psf for office
- **Suite 3**
1,310 sf office, lots of glass, \$1,350 gross includes heat and electric
- **Suite 4**
2,418 sf all office w/ lots of glass, \$5.50 net psf, avail now

Tax/ CAM:	\$2.97
Expenses:	2009 Tax @ \$1.74/sf 2009 Ops @\$1.45/sf
Zoning	B-3
Clear Height:	14'
Column Spacing:	25' x 30'
Existing Power:	400 Amps
Sprinklered:	Yes
HVAC:	Roof top
Parking:	60 Surface Spaces
Available:	Immediate
Sale Price:	\$1,800,000

For further information: