

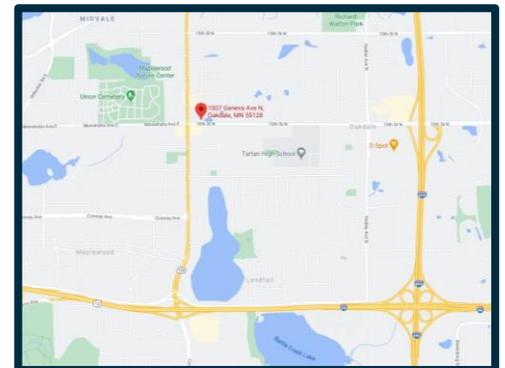
# For Lease

2,450-5,176 sqft  
Automotive/  
Shop

- Full Exterior Renovation Completed
- Excellent Visibility
- High Traffic Counts
- Easy Access to I-694 & I-94
- Ample Off-Street Parking
- Automotive Shop/Storefront



1007-1011 Geneva Avenue North  
Oakdale, MN



For more information contact:

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1007-1011 Geneva Avenue North  
Oakdale, MN

### Site Information:

Property Type: Retail/Shop/Automotive  
Single/Multi: Multi-Tenant  
Date Available: IMMEDIATE  
Lease Term: Negotiable

### Square Feet Available:

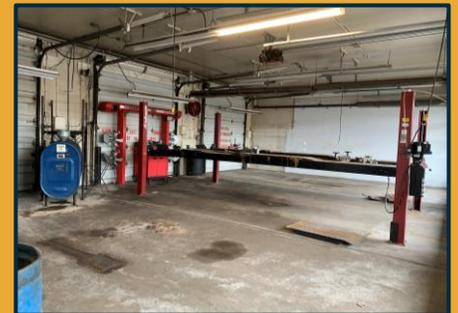
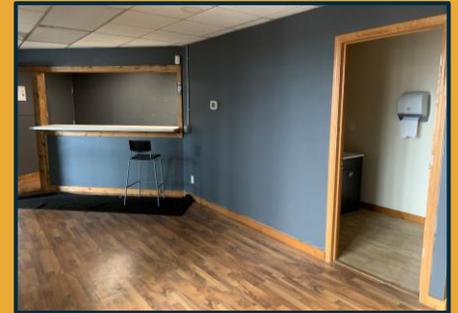
SF Available Suite A: 2,726  
SF Available Suite B: 2,450

### Rates/SF:

Retail/Office: \$12.00-\$13.00 PSF NNN  
TI Allowance: Negotiable  
Total OpEx: \$6.02 PSF  
Tenant Pays: Rent, CAM, Tax & Utilities

### Building Data:

Year Built: Renovated in 2018  
Construction: Brick/Stone  
Parking: Ample Off-Street Parking  
Clear Height: 10'  
Utilities: City Sewer/Water  
HVAC: Forced Air/Natural Gas



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*\*\*All square footages are assumed to be approximate\*\**

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.