



For Lease
Professional
Office Space



St. Michael

Professional Office Space

Lease Rate: \$18.00 NNN

Building Size: 4,723/sf Available: 1,168/sf
105 Central Avenue E, St. Michael, MN 55376

Myron Yatckoske, Broker
612.597.2421
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PROPERTY LOCATION

- * 3.5 Miles West of Interstate 94 on Hwy 241 N
- * St. Michael's Downtown Core
- * Businesses in the Area:
Highland Bank, Dunn Brothers Coffee, Walgreens Drug Store,
Dairy Queen, McDonald's, Cub Foods, Liberty Restaurant & Bar,
Main Street Farmer Eatery and many more...

TRAFFIC COUNTS - 2024

- * Main Street N - 12,493 VPD
- * Central - Hwy 241 - 9,987 VPD



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PROPERTY OVERVIEW

105 Central Ave E, St. Michael, MN

Lease Rate

\$18.00 NNN

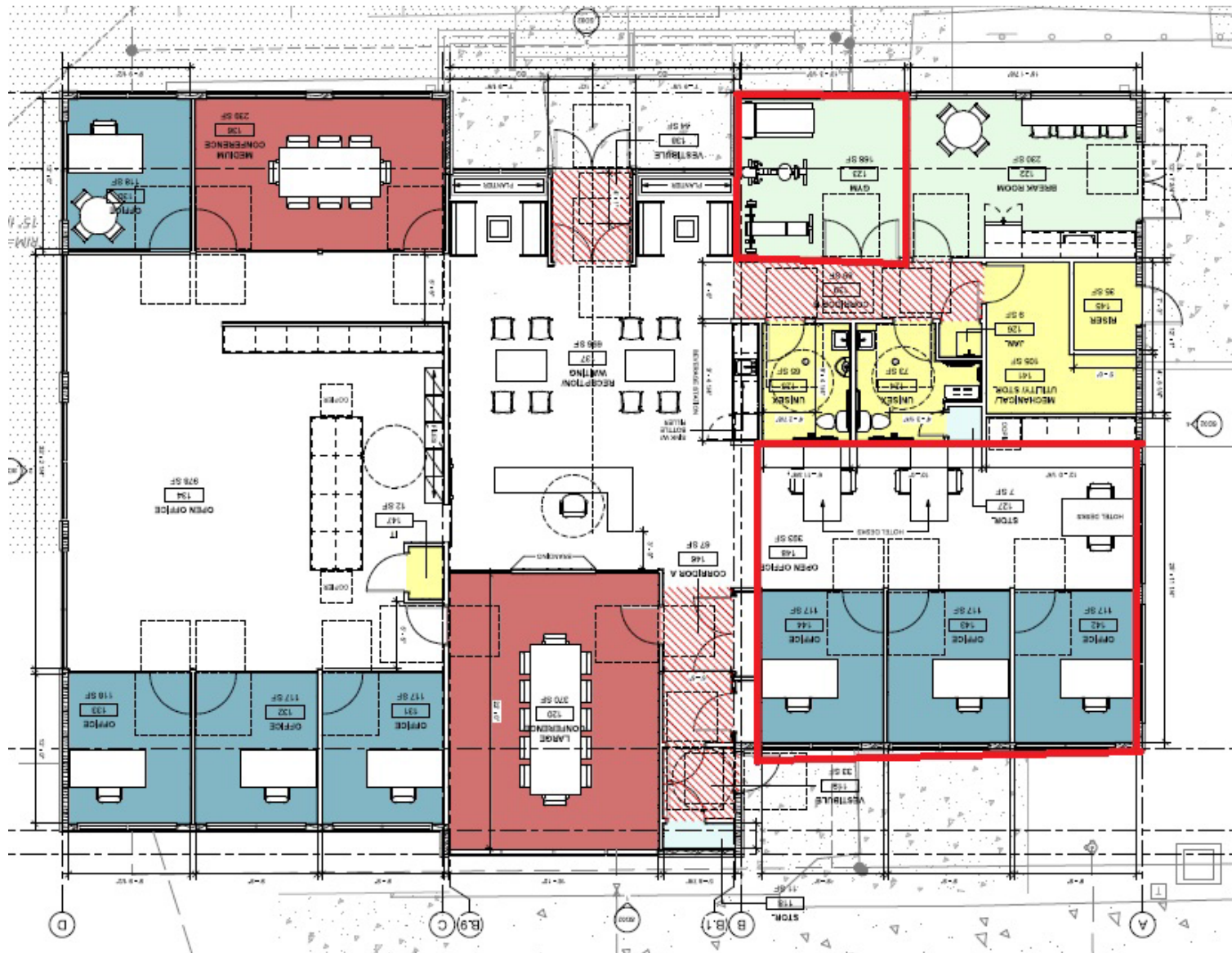
Operating Expenses: \$11.35/psf *

Building Size	4,723/sf Space Available: 1,168/sf
Lot Size	0.16 Acres
County	Wright
PID/Taxes	114.395.001010 2025 Taxes \$30,782.00
Zoned	B-2 Downtown Commercial
Parking	* Municipal Lot at Rear of Building
Other	* HVAC - Forced Air & AC * Interior Sprinkler - Wet
* RE Taxes/Insurance	\$7.22/psf
* Operating Expenses	\$4.13/psf



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FLOOR PLAN



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INTERIOR



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INTERIOR - Common Shared Area



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