



# 3113 FAIRVIEW AVENUE N

3113 Fairview Avenue N | Roseville, MN 55113

## Retail Building For Sale

This property was built in 1957, purchased in 1983 and totally remodeled in 1997 including a new roof, updated electrical and plumbing. The property offers pylon signage on this corner lot and has 10 parking spaces. Permitted uses include but are not limited to: Office, clinic, medical, dental, optical, traditional restaurant, general and personal service. This property is not being sold nor permitted as a motor vehicle repair shop or dealer of any kind.

### Property Summary:

- County: Ramsey
- Cross Street: County Road D
- Legal Description: E 122 Ft Of Lot 1
- PID#: 04.29.23.21.0022
- Zoning: NB – Neighborhood Business
- Land Area: 10,980 sf
- Building Size: 2,198 sf (1,470 sf upper level and 728 sf lower level)
- Year Built/Renovated: Built 1953, purchased 1983, totally remodeled in 1997
- Building Construction: Stucco
- Roof Type: Seamless rubber
- Floors: 1
- Parking Stalls: 10
- Parking Ratio: 7/1,000
- HVAC: Office space, bathrooms and storage area have heat and air. Shop has a unit heater only, no air
- Electrical: 220
- Sprinkler/Fire Alarm: Not sprinkled but security system in place
- Water Sewer: City water and sewer
- Ceiling Height: 13', 2 drive in, doors are 10' x 10' to the front and 10' x 12' to the back
- Loading Dock/Drive-In: 2 drive-ins
- 2017 Taxes: \$7,944 annually
- Sale Price: \$295,000



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## Interior Photo



## Lower Level

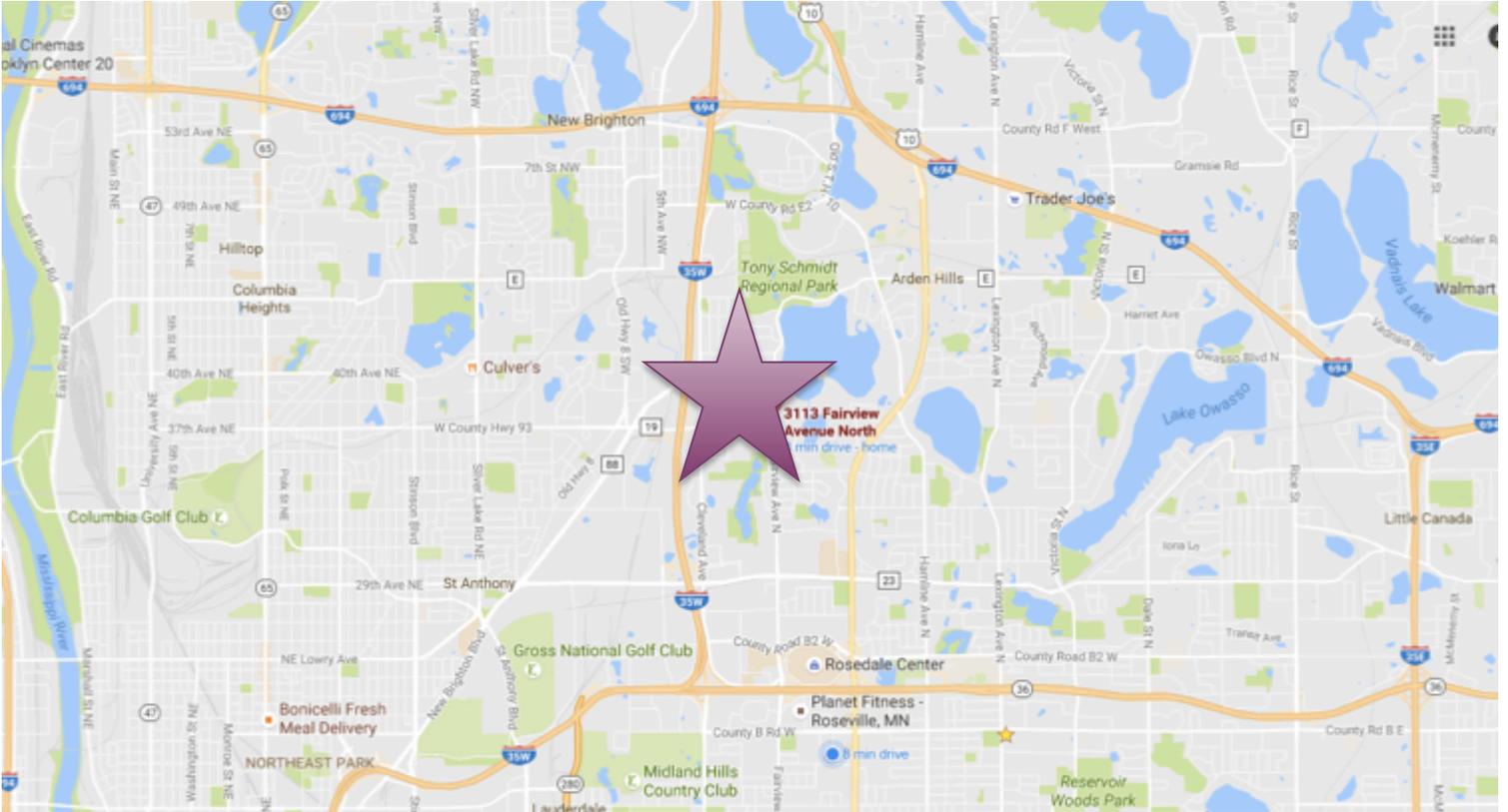


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## Map



## Aerial



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