



FOR LEASE

PRECISION TUNE AUTO CARE – BUSINESS IS OPERATING

1329 W. LARPENTEUR AVE.

ROSEVILLE, MN 55113

RAMSEY COUNTY PROPERTY ID: 152923430082



FOUR (4) DRIVE-IN DOORS
EACH 10' X 10'

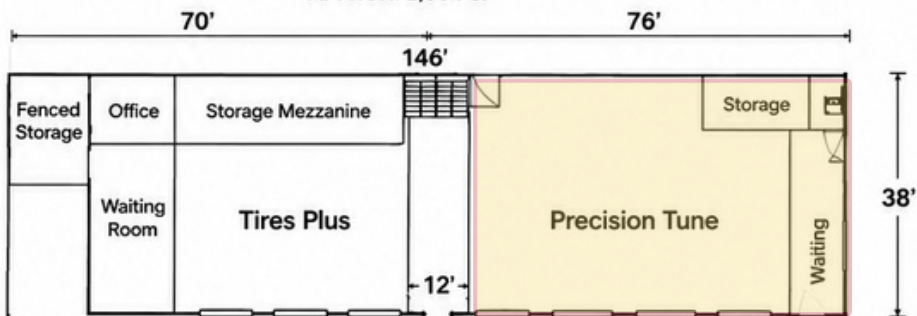
PROPERTY HIGHLIGHTS

- ▶ Approximately 2,584 SF available
- ▶ Four (4) drive-in doors, each 10' x 10'
- ▶ Excellent visibility and access on W. Larpenteur Ave.
- ▶ High traffic counts and strong daytime demographics
- ▶ Ample on-site parking
- ▶ Zoned B-3, General Business – City of Roseville
- ▶ Ideal for automotive, service, or retail uses (other uses considered)
- ▶ Precision Tune Auto Care business is currently operating at this location. Do not disturb employees or customers.

LEASE RATE:
CONTACT BROKER

FLOOR PLAN – AVAILABLE SPACE

APPROX. 2,584 SF



AREA CALCULATIONS SUMMARY

AREA	USE	SIZE (SF)
AREA 1	Building Area	5,568.00
OTA	Tires Plus	2,064.00
OTA	Precision Tune	2,584.00
	Storage Mezzanine	1,248.00
TOTAL BUILDING AREA		5,568.00

PROPERTY SPECIFICATIONS

Building Size:	5,568 SF (Total)
Available:	2,584 SF (Main Level)
Year Built:	1978 (Remodeled)
Ceiling Height:	Approx. 12' Clear
Drive-In Doors:	Four (4) – 10' x 10' each
Parking:	Ample on-site
Zoning:	B-3, General Business
Parcel ID:	152923430082

Information contained herein has been obtained from sources we deem reliable.
While we have no reason to doubt its accuracy, we do not guarantee it.

EXCLUSIVELY LISTED BY:

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