

◆ ◆ FOR SALE ◆ ◆

**PROFESSIONAL/MEDICAL/DENTAL
HOSPITAL CORRIDOR LOCATION**



- ◆ Total building is 5,429 sq. ft. on two levels on a 10,500 sq. ft. lot
- ◆ Located at 3000 7th Avenue North (corner of 7th Ave North and North 30th St.)
- ◆ Lots 10-12, Block 44 of Foster Addition
- ◆ Positioned with fantastic proximity to downtown and hospitals
- ◆ Total 5,429 sq. ft. building, with 100% of building leased.
 - ◆ Suite 100 \$2,550/mo. ◆ Suite 200 \$2,200/mo. ◆ Suite 300 \$1,150/mo.
- ◆ 7-8 Onsite parking spaces with good on street parking also available
- ◆ Zoned Downtown Support
- ◆ Real Estate Taxes are \$8,709 per year (2023)
- ◆ Priced to sell at \$579,000

Contact Rob Veltkamp
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