
FOR SALE

Jimmy's Pro Billiards
4040 Central Avenue NE
Columbia Heights, MN 55421



Offered Exclusively By:

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Information is from sources deemed reliable. However, no warranty or representation is made as to its accuracy or completeness. All prospective purchasers should conduct their own due diligence to determine the suitability of this property as an investment.



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BUILDING SIZE:	9,120 square feet (on 10,900 sf)
AVAILABLE SQUARE FOOTAGE:	9,120 square feet
YEAR CONSTRUCTED:	1983
CONSTRUCTION TYPE:	Attractive Brick/Masonry Exterior
PARKING SPACES:	Curbside/ Parking in Rear
REAL ESTATE TAXES (2009 est.):	\$15,146.95
ZONING:	3A-Commercial/Industrial
ASKING PRICE:	\$595,000 (65.24 psf)

ADDITIONAL COMMENTS:

- Easily Accessible Via I-94 and I-694
- Retail Neighbors Include Rainbow Foods, Chipotle,
- Excellent Street Exposure via Street-side Signage
- Redeveloping Area
- Excellent Opportunity for Redevelopment or Restaurant
- Limitless Options for New Business

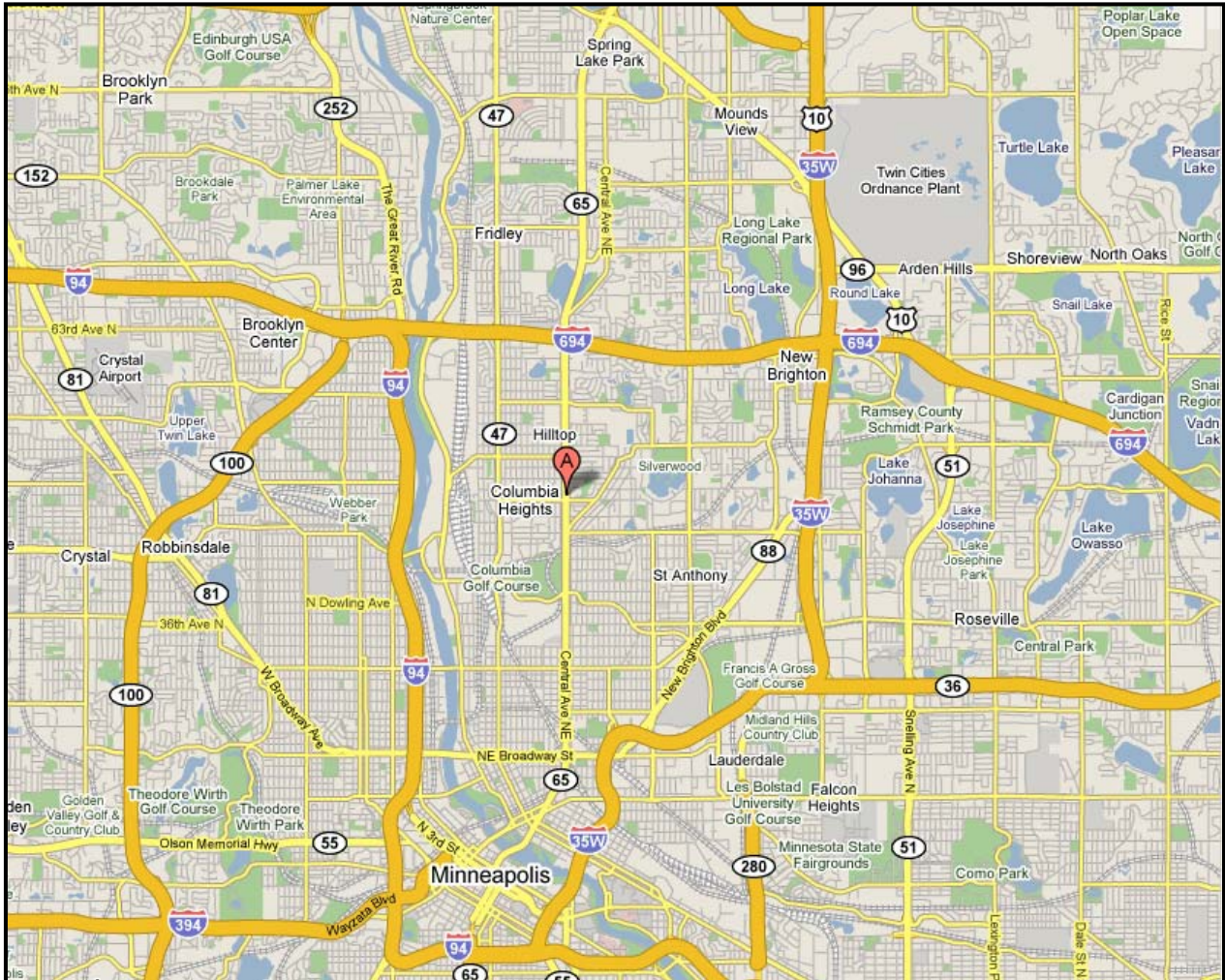
Please call for more information:

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MAP



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