

DAYCARE SPACE
3220 Bellaire Ave
White Bear Lake, MN
For Sale or For Lease

UPLAND
REAL ESTATE GROUP, INC.

MURPHY
REAL ESTATE SERVICES



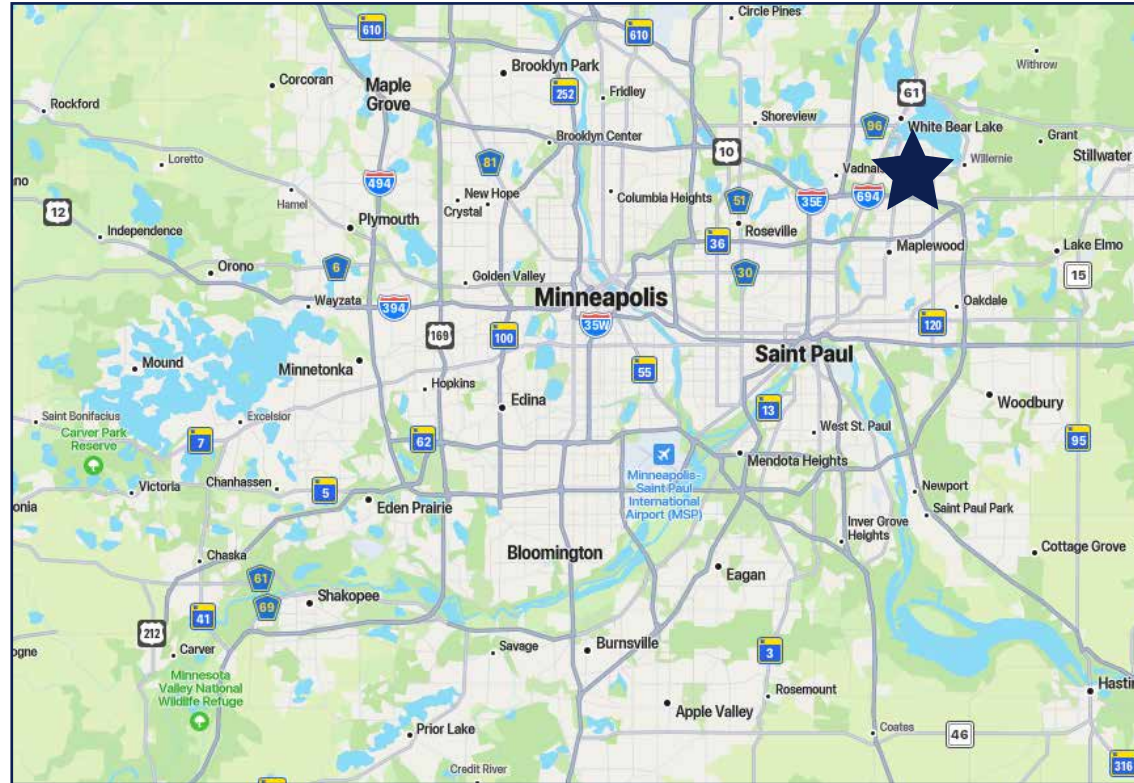
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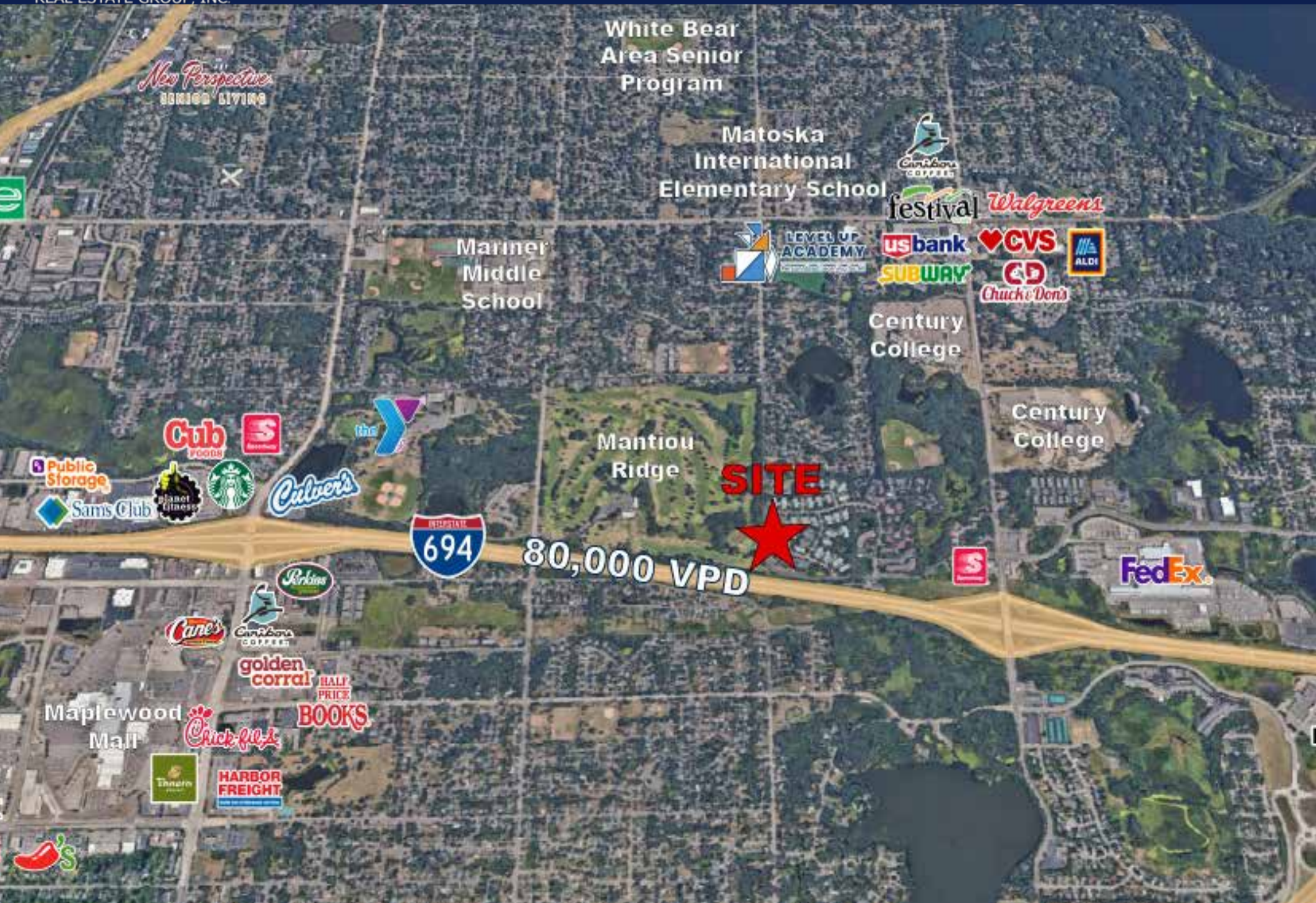
ADDRESS	3220 Bellaire Ave
CITY, STATE	White Bear Lake, MN
BUILDING SIZE	10,730 SF
PLAYGROUND SIZE	12,215 SF
LOT SIZE	1.81 Acres
SALE PRICE	\$4,950,000
LEASE RATE	\$39.50 PSF NNN
ACTUAL TAX 2025	\$38,436.62
EST. TAX 2026	\$40,044.00
YEAR BUILT	1973/Renovated 2024
COUNTY	Ramsey
ZONING	R-6 Medium Density Residential
PARKING	68 Spaces

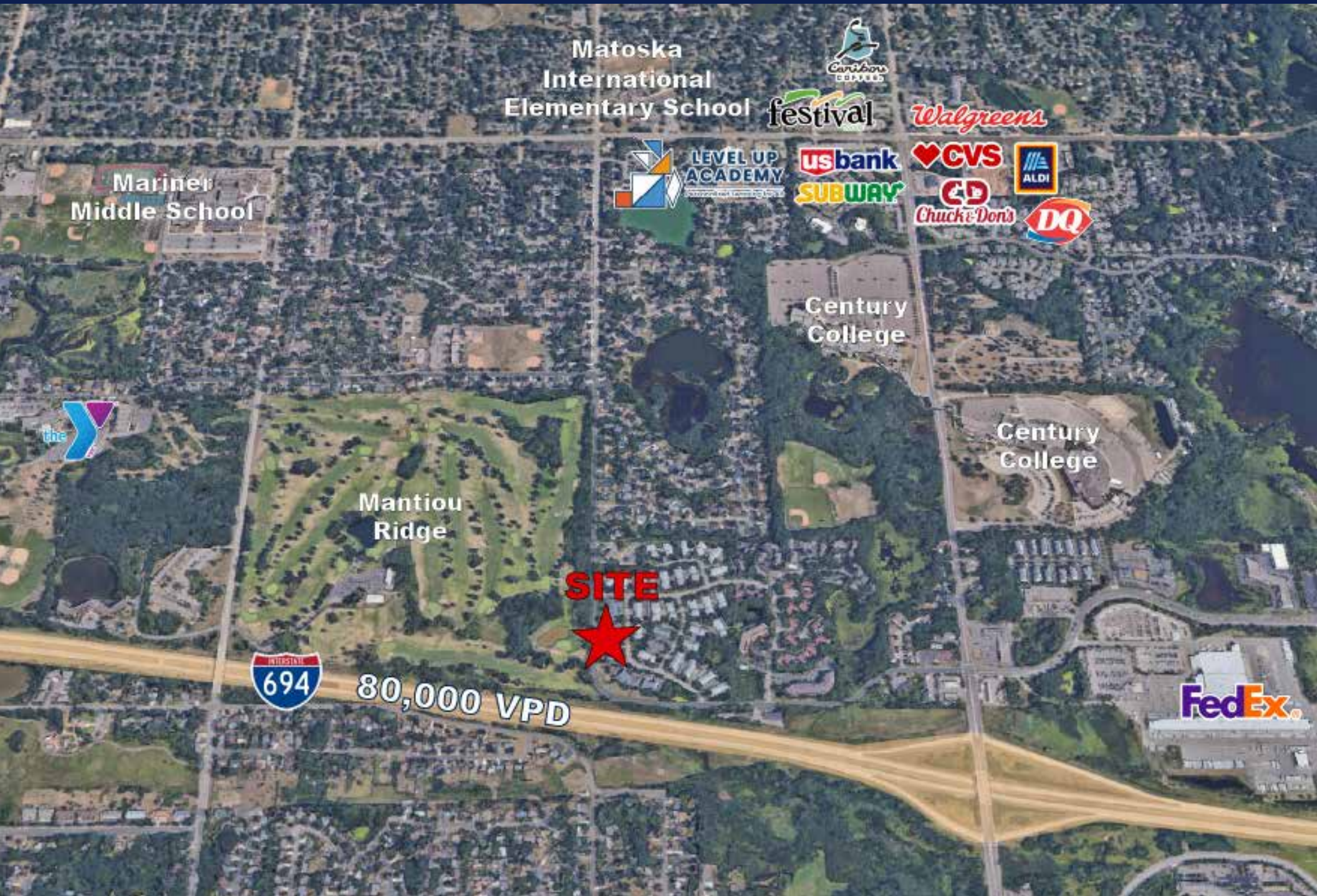


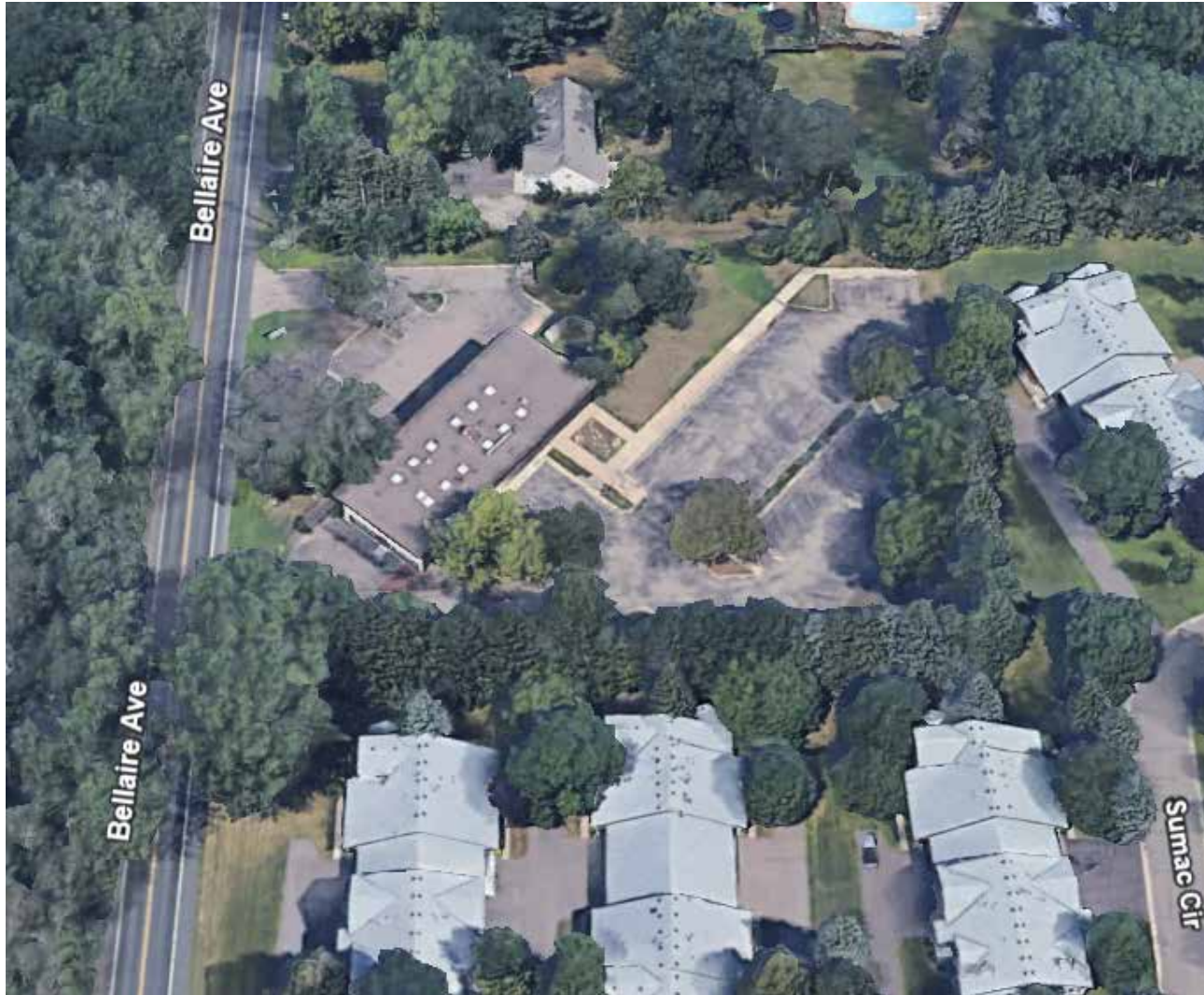
HIGHLIGHTS

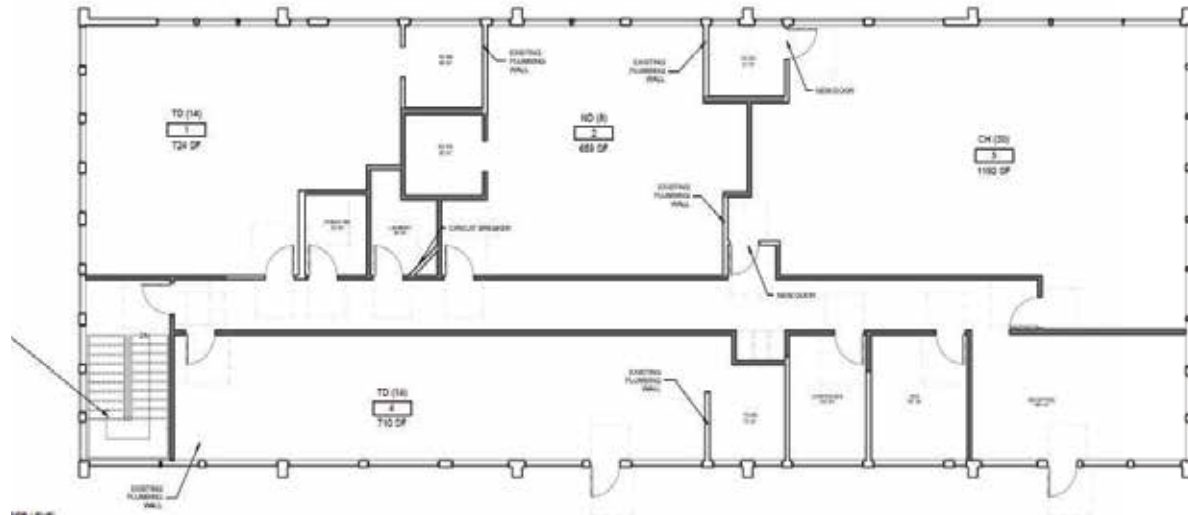
- The site is in White Bear Lake in Ramsey County, Minnesota, a north-eastern suburb of St. Paul & Minneapolis
- 5-Mile Population of 155,309 & Average Household Income of \$121,654
- Located off of I-694 with traffic counts of 80,000 VPD

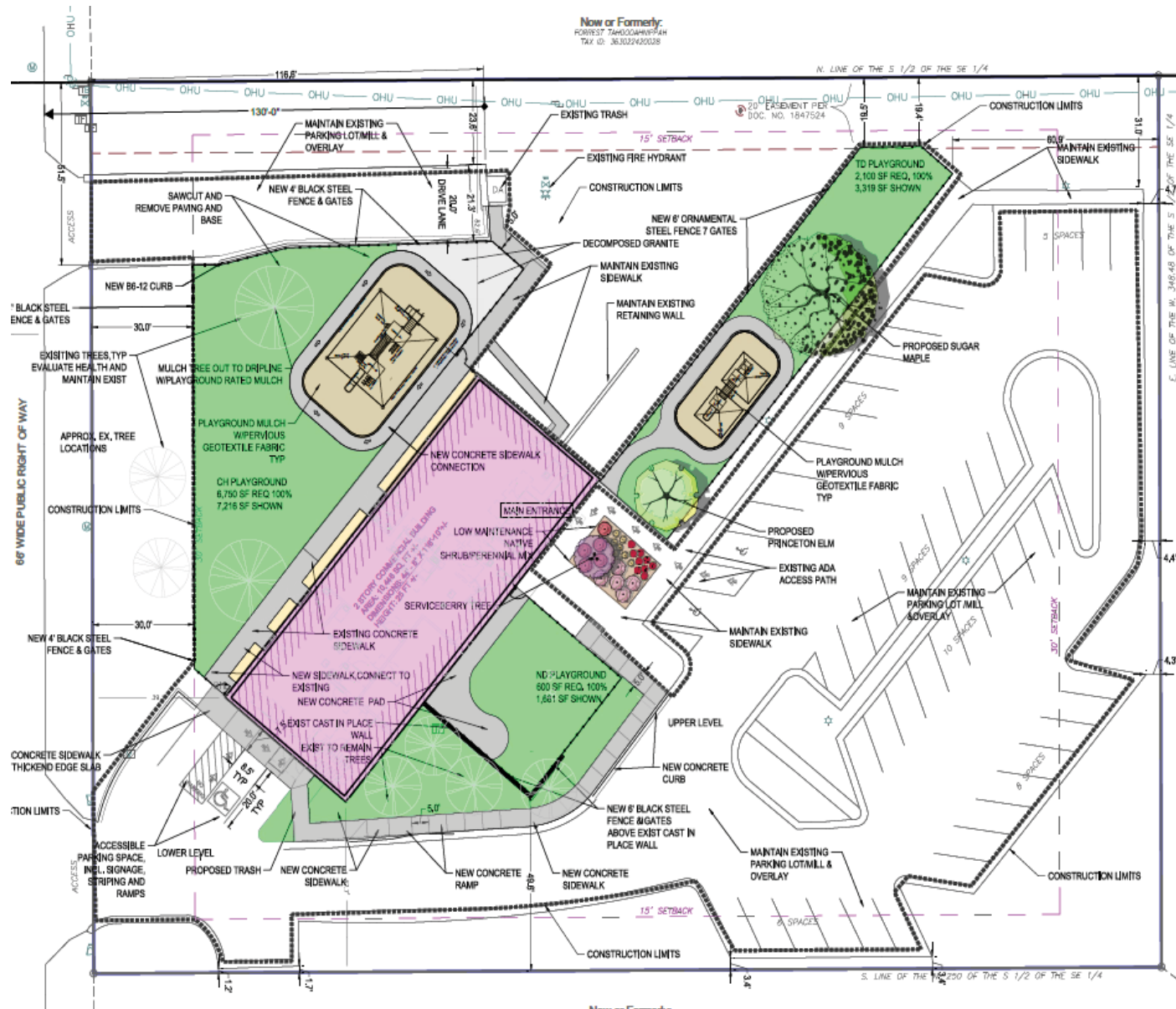
2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	8,652	63,487	155,309
MEDIAN AGE	39.2	40.6	39.7
MEDIAN HH INCOME	\$93,895	\$90,125	\$91,307
AVERAGE HH INCOME	\$114,847	\$119,295	\$121,654









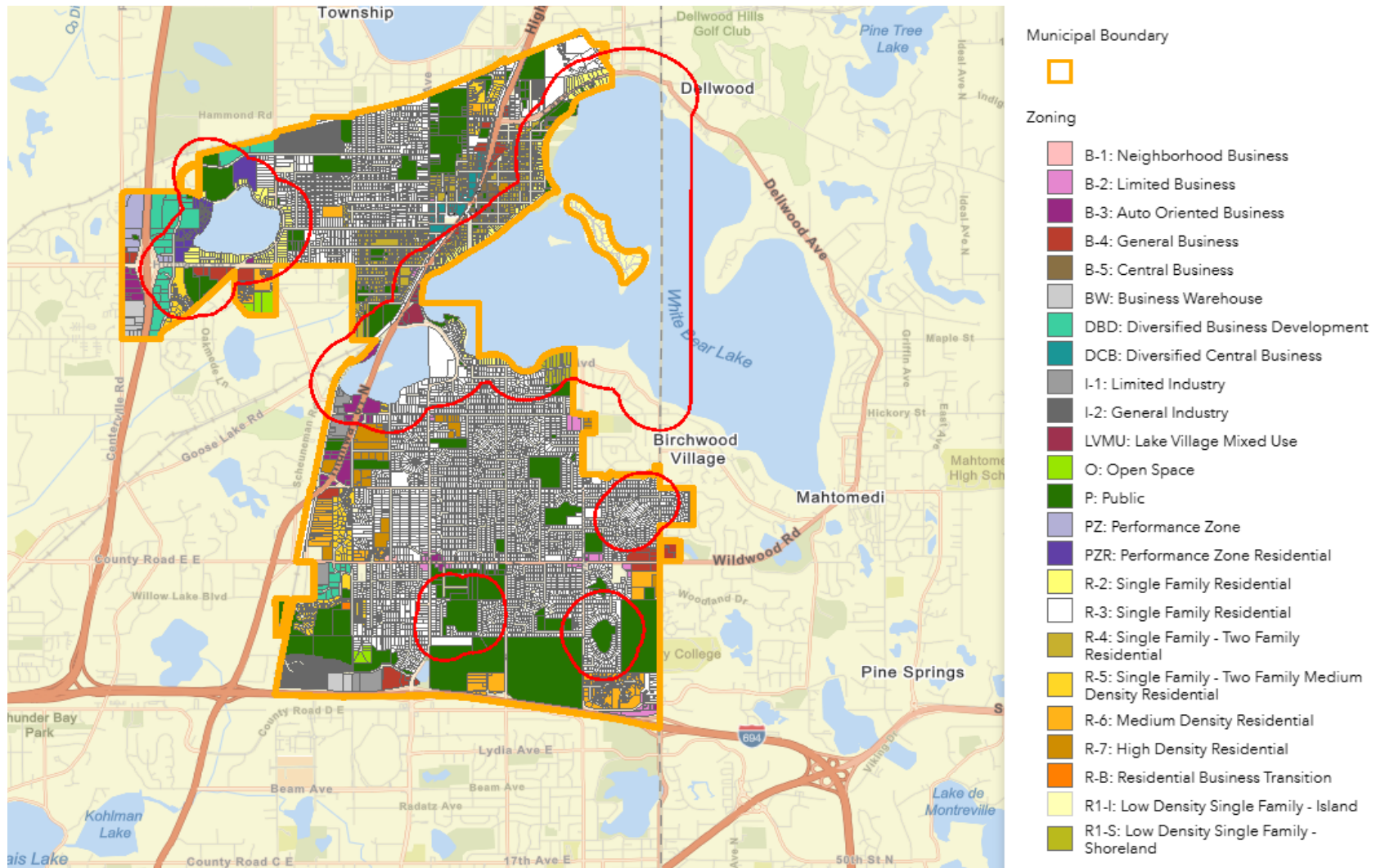












Permitted Uses. The following are permitted uses in an “R-6” District:

- Two family dwellings.
- Threeplex and fourplex multiple family units.
- Townhouses and quadraminiums.
- Multiple family dwelling structures.
- Single family detached dwellings including manufactured homes.(Am 12/11/84)



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