

TURNKEY DAYCARE WITH ALL FF&E IN PLACE

UPLAND
REAL ESTATE GROUP, INC.

MURPHY
REAL ESTATE SERVICES

3220 Bellaire Ave | White Bear Lake, MN 55110

FOR SALE OR FOR LEASE

**Your
Signage
Here**

3220 BELLAIRE AVENUE

\$2,000,000 PRICE REDUCTION

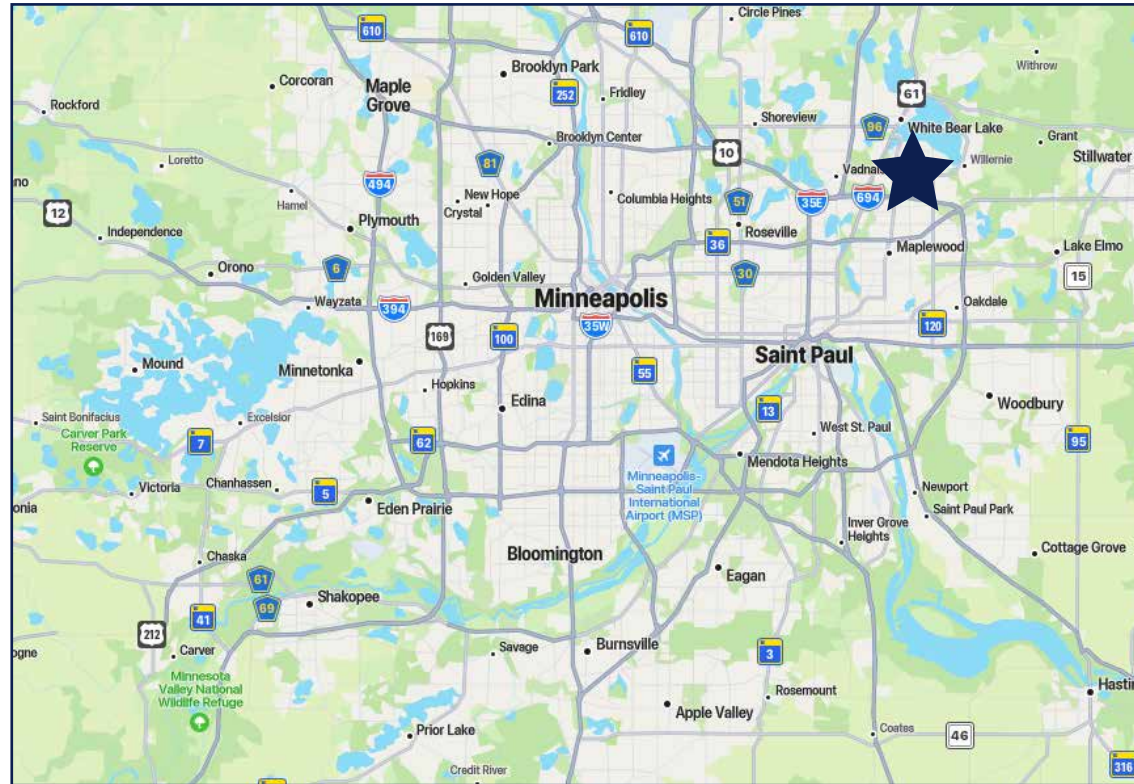
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
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*Look Upland. Where Properties
& People Unite!*

CHAD STURM
612.436.1122
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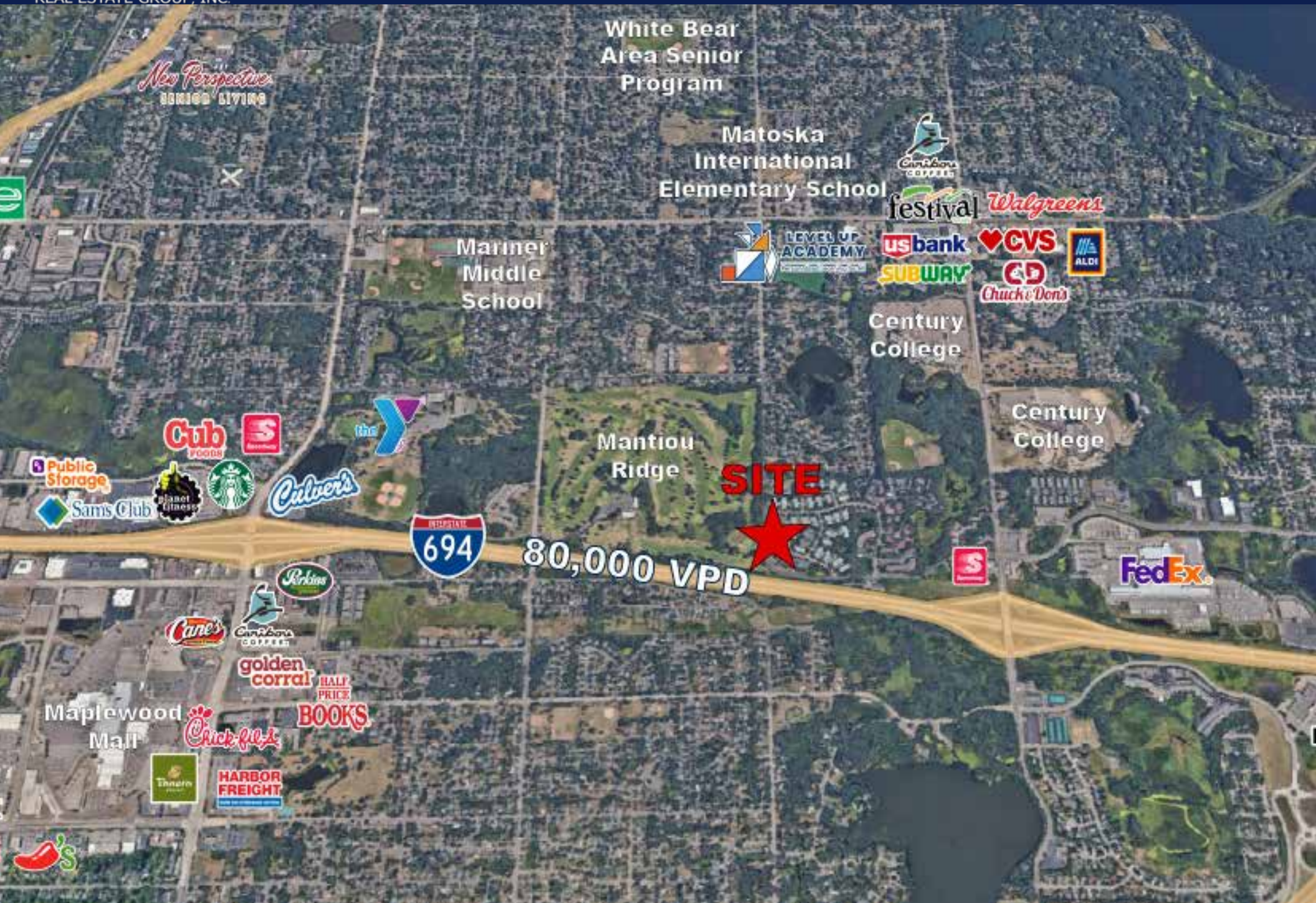
ADDRESS	3220 Bellaire Ave
CITY, STATE	White Bear Lake, MN 55110
BUILDING SIZE	10,730 SF
PLAYGROUND SIZE	12,215 SF
LOT SIZE	1.81 Acres
SALE PRICE	\$4,000,000
LEASE RATE	\$34.00 PSF NNN
ACTUAL TAX 2025	\$38,436.62
EST. TAX 2026	\$40,044.00
YEAR BUILT	1973/Renovated 2024
COUNTY	Ramsey
ZONING	R-6 Medium Density Residential
PARKING	68 Spaces

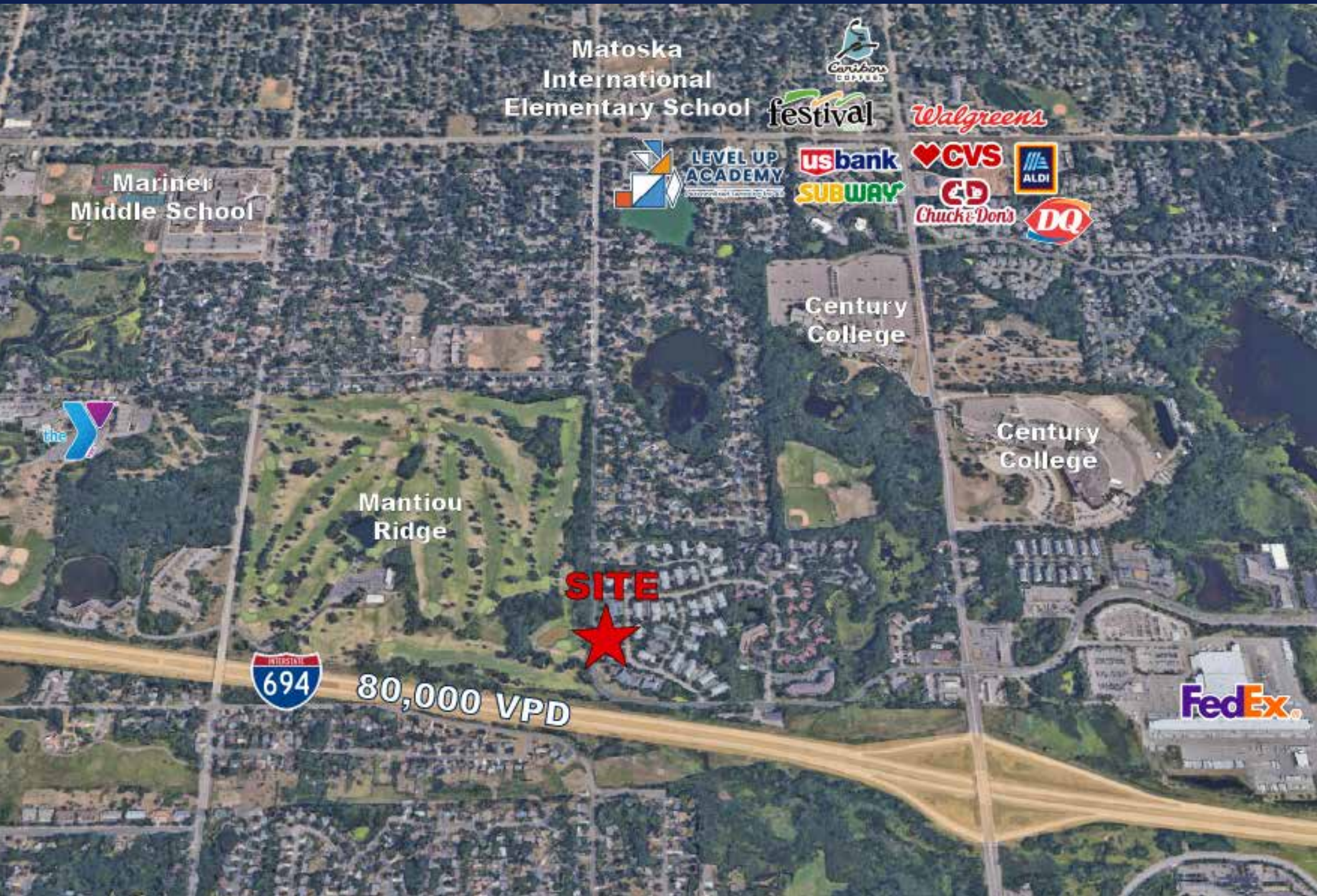


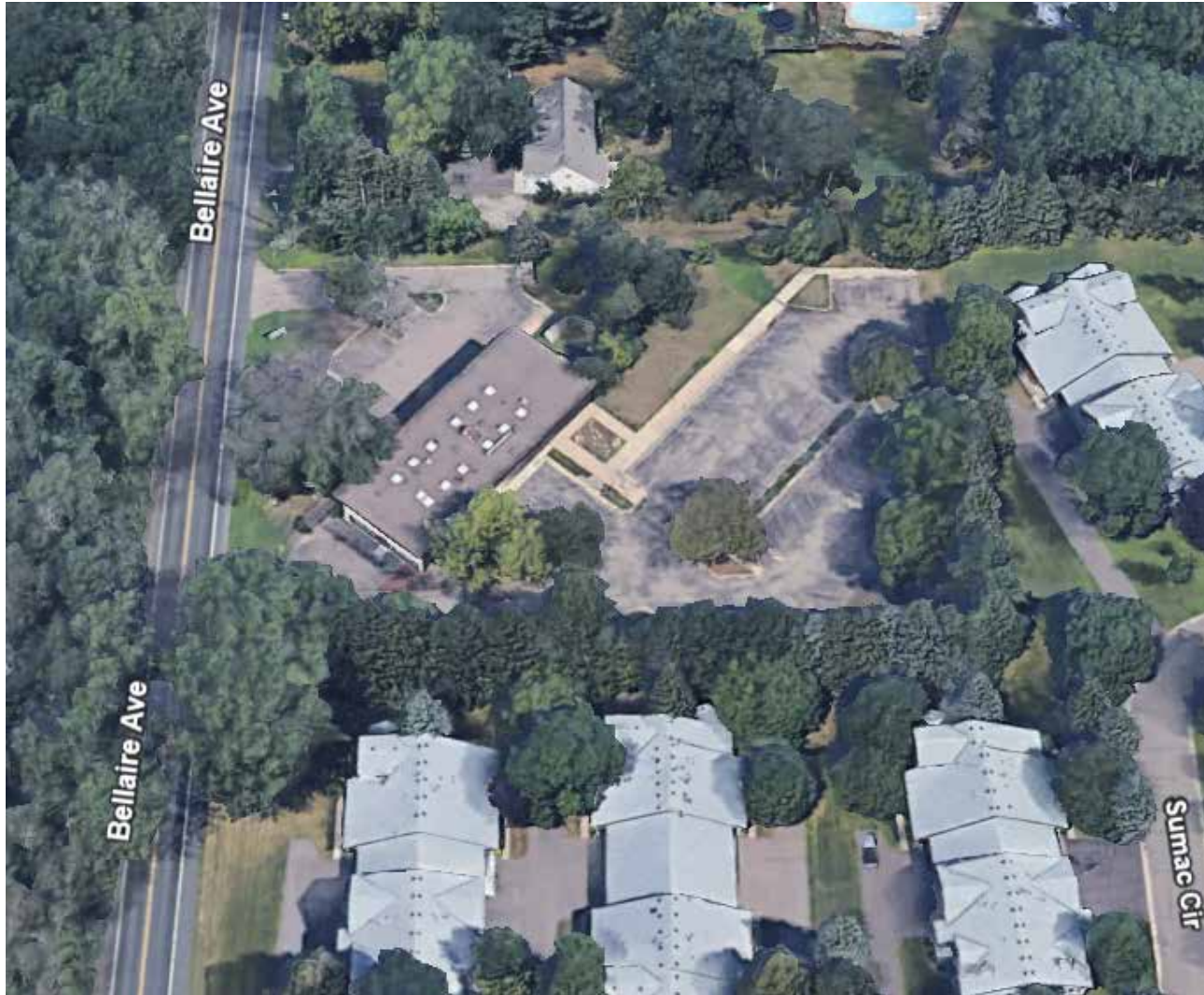
HIGHLIGHTS

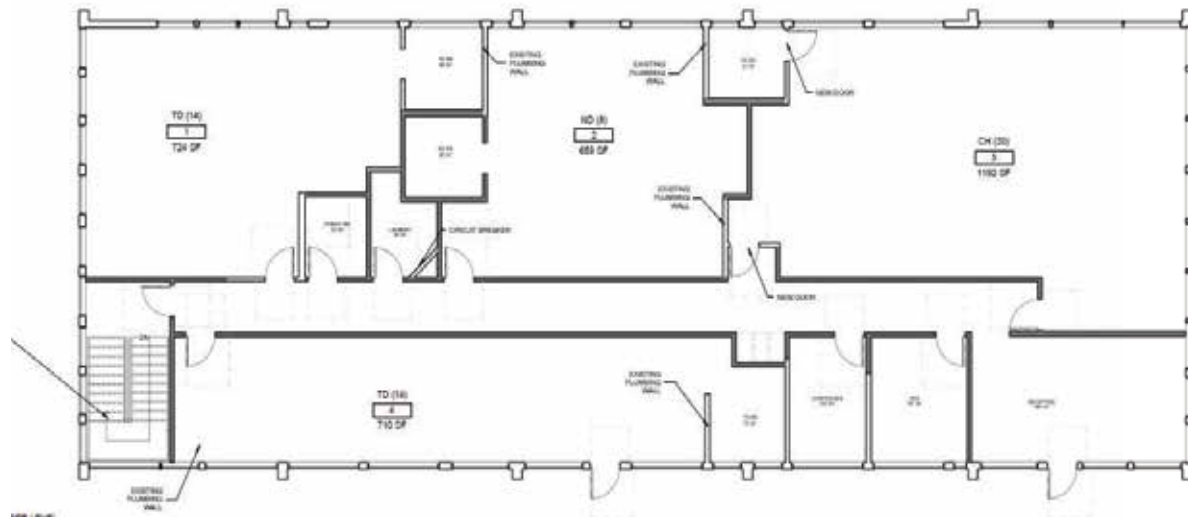
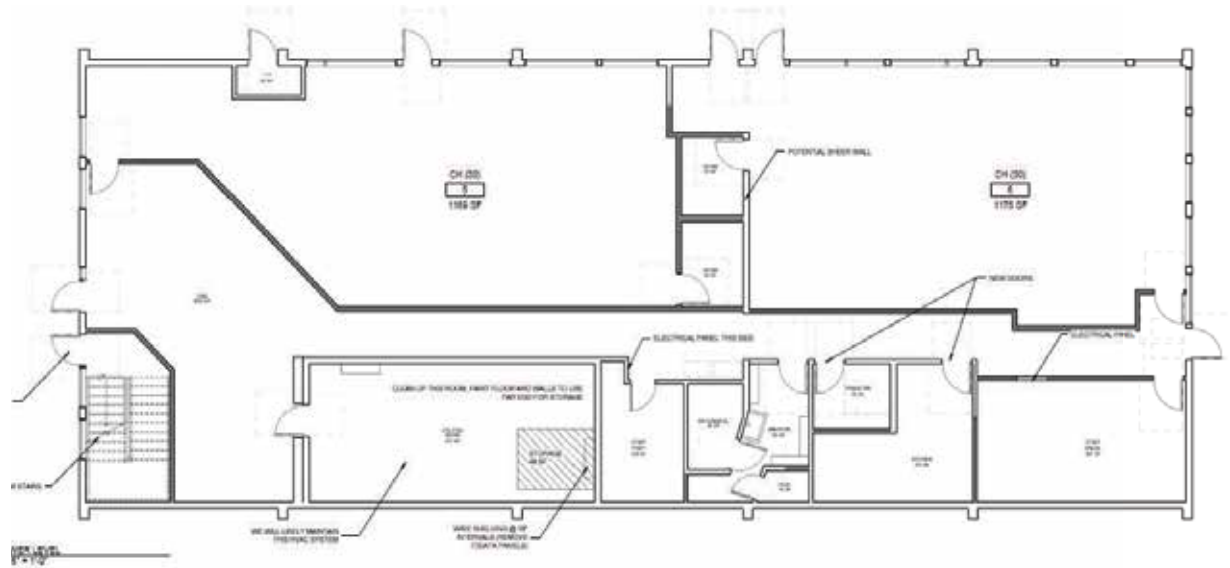
- The site is in White Bear Lake in Ramsey County, Minnesota, a north-eastern suburb of St. Paul & Minneapolis
- All FF&E is to be included at the time of sale.
- 5-Mile Population of 155,309 & Average Household Income of \$121,654
- Located off of I-694 with traffic counts of 80,000 VPD

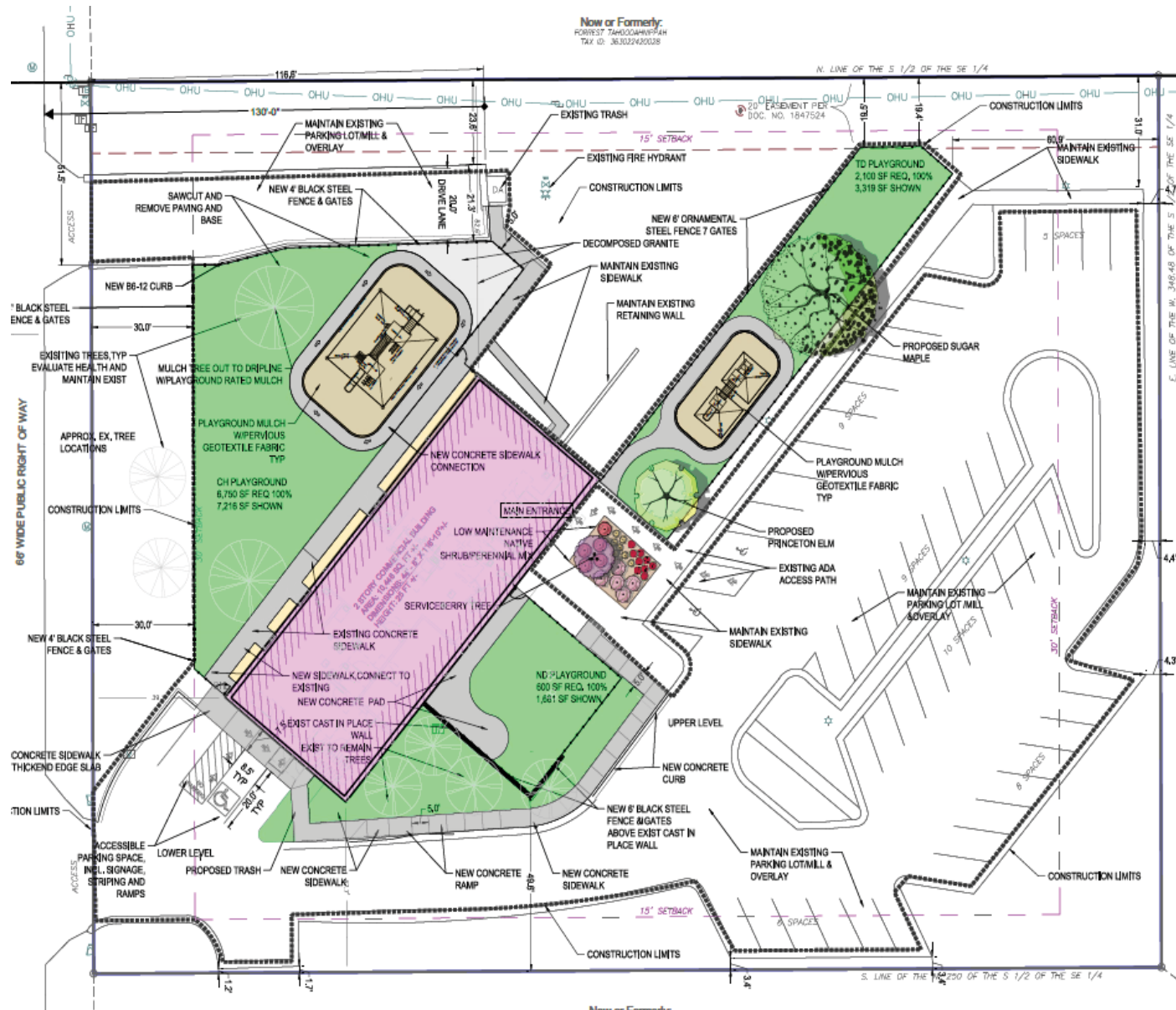
2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	8,773	63,576	157,585
MEDIAN AGE	39.2	40.8	39.8
MEDIAN HH INCOME	\$96,204	\$90,122	\$92,168
AVERAGE HH INCOME	\$116,243	\$119,927	\$123,366









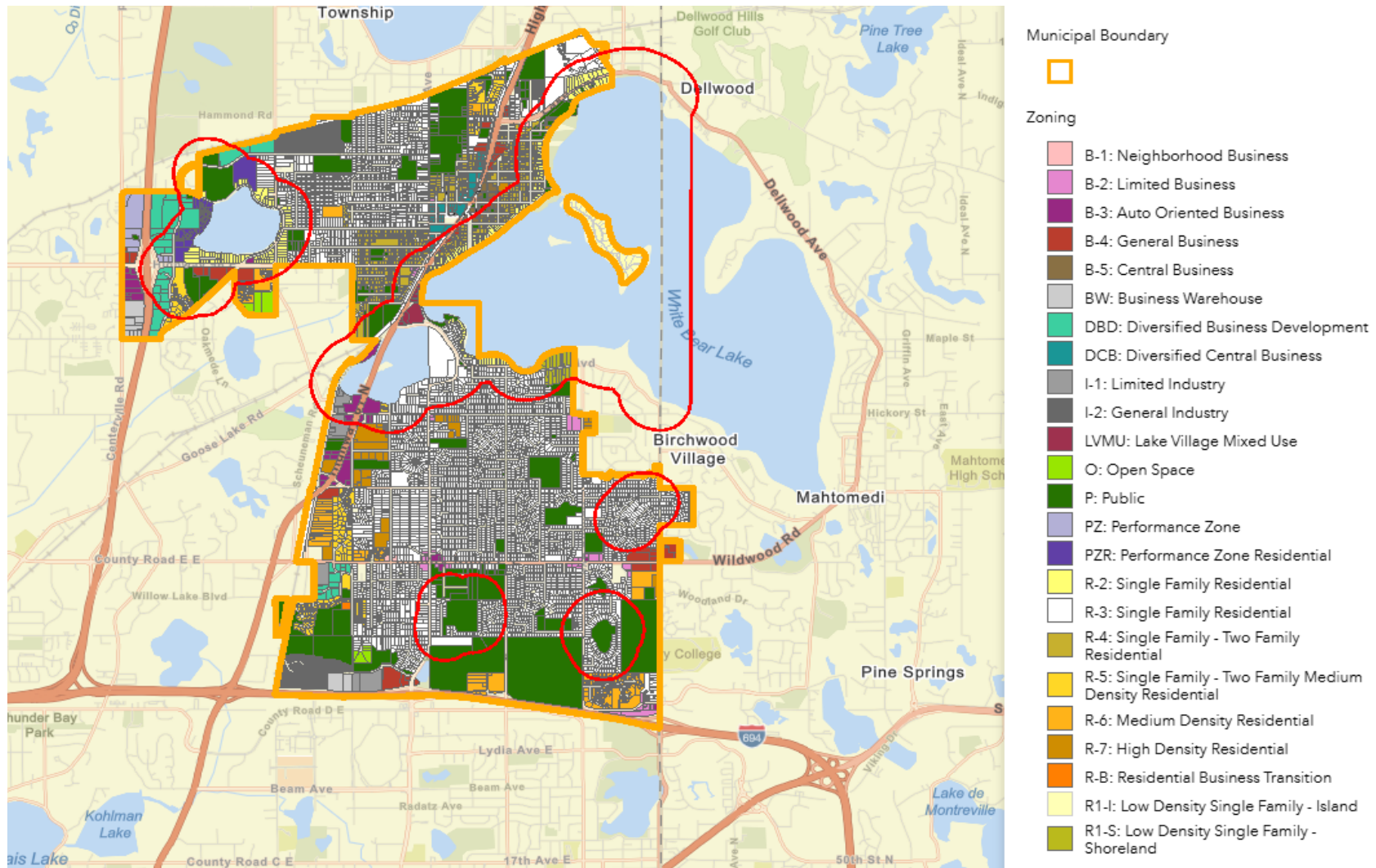












Permitted Uses. The following are permitted uses in an “R-6” District:

- 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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