



PROPERTY DETAILS

PROPERTY TYPE	OFFICE
BUILDING SIZE	16,340 SF
PARCEL SIZE	3.37 Acres
AVAILABLE OFFICE	5,400 SF
AVAILABLE GYM	4,032 SF
AVAILABLE KITCHEN	800 SF
LEASE RATES	\$5.10 PSF Gross
ZONING	MU-BR (Mixed Use, Business, Residential)

DEMOGRAPHICS

2014 ESTIMATED POPULATION
2014 ESTIMATED AVERAGE HOUSEHOLD INCOME

TRAFFIC COUNTS HWY 7: 13,300 / MAIN ST. 8,000 VPD

Details

Located at the corner of Main Street & Wildwood. A unique leasing opportunity at St. Boniface School. Up to 16,340 SF available including six large (30'x30') open office spaces / classrooms, 40'x32' gymnasium, large kitchen along with smaller private offices and storage areas. Very nice building & grounds just steps to the park across the street.

1 MILE

2,380
\$94,482

3 MILE

3,220
\$99,937

5 MILE

14,295
\$92,163

**8801 Wildwood Ave.
St. Bonifacius, MN 55375**



LOCATION

