

**EXCELLENT  
LOCATION**

# For Lease Retail/Office

**PRIME  
RETAIL/OFFICE  
Building on Division**

## Epic Properties

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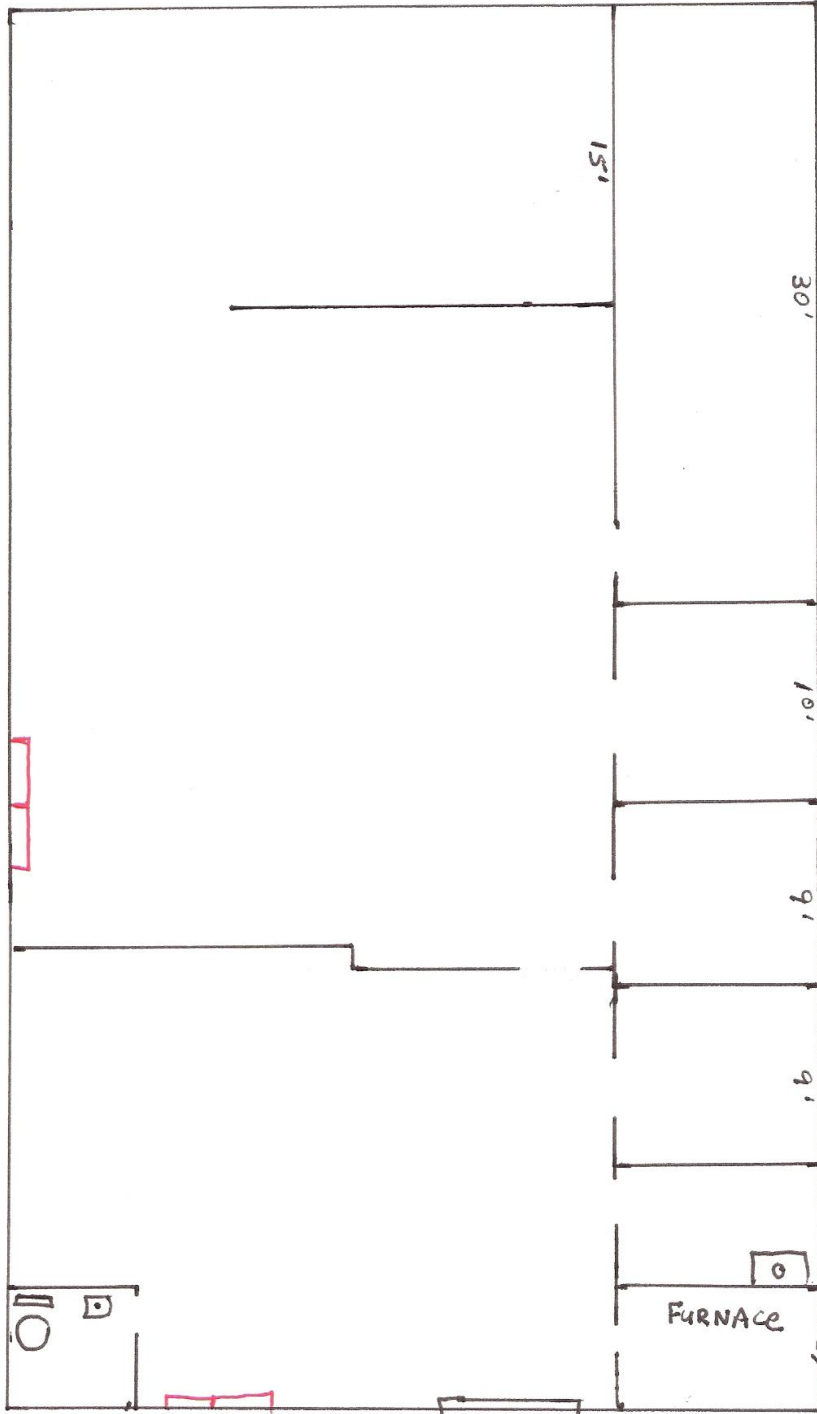
## 13 - 1ST AVENUE NO., WAITE PARK, MN

### Site Information:

- Lease Space:** Approximately 2,800 square feet
- Location:** Division Street, Waite Park, Minnesota  
Between Waite Avenue and 2nd Avenue
- Neighborhood:** Adjacent to Quality Cleaners, Wild Bird Center, Taco Villa, Art-as-You-Like-It  
Near Abra Auto & Glass, Walgreens, Multiple Concepts, Taco Johns  
Across Division from Sammy's Pizza, Sherwin Williams, Sprint Cellular
- Description:** Former Camera Trader location. Building located on Division Street, with advertising sign on Division. Potential Drive-Through.
- Lease Rates:** \$10.00 per square foot gross, including Base rent and Real Estate Taxes  
Tenant responsible for all utilities, separately metered.

Notice: Information provided by seller; neither Epic Properties nor its agents guarantee its accuracy or comprehensiveness.

90'



70'

Drive-in

