



## COUNTRY DRIVE BUILDING

2935 COUNTRY DRIVE, LITTLE CANADA, MN 55117

- SUITE 100: 4,341 SF AVAILABLE
  - 2,480 SF OFFICE
  - 1,861 SF SHOP SPACE
- SHOP SPACE 14' CLEAR
- THREE (3) OVERSIZED DRIVE-IN DOORS
- LARGE WINDOWS THAT PROVIDE AMPLE NATURAL LIGHT
- NET RENT: \$10.95 SF
- 2025 ESTIMATED OPERATING EXPENSE: \$7.24 SF
- GREAT ACCESS TO I-35E, I-694, AND HIGHWAY 36
- MANY ARE AMENITIES INCLUDING: GAS STATIONS, RESTAURANTS, CARIBOU COFFEE, FAST FOOD, AND MORE

**CONTACT:**

WWW.ESSENCEREALESTATE.COM

JEFF NORDNESS  
jeff@essencerealestate.com  
(651) 341-5044

# COUNTRY DRIVE BUIDLING

2935 Country Drive, Little Canada, MN 55117



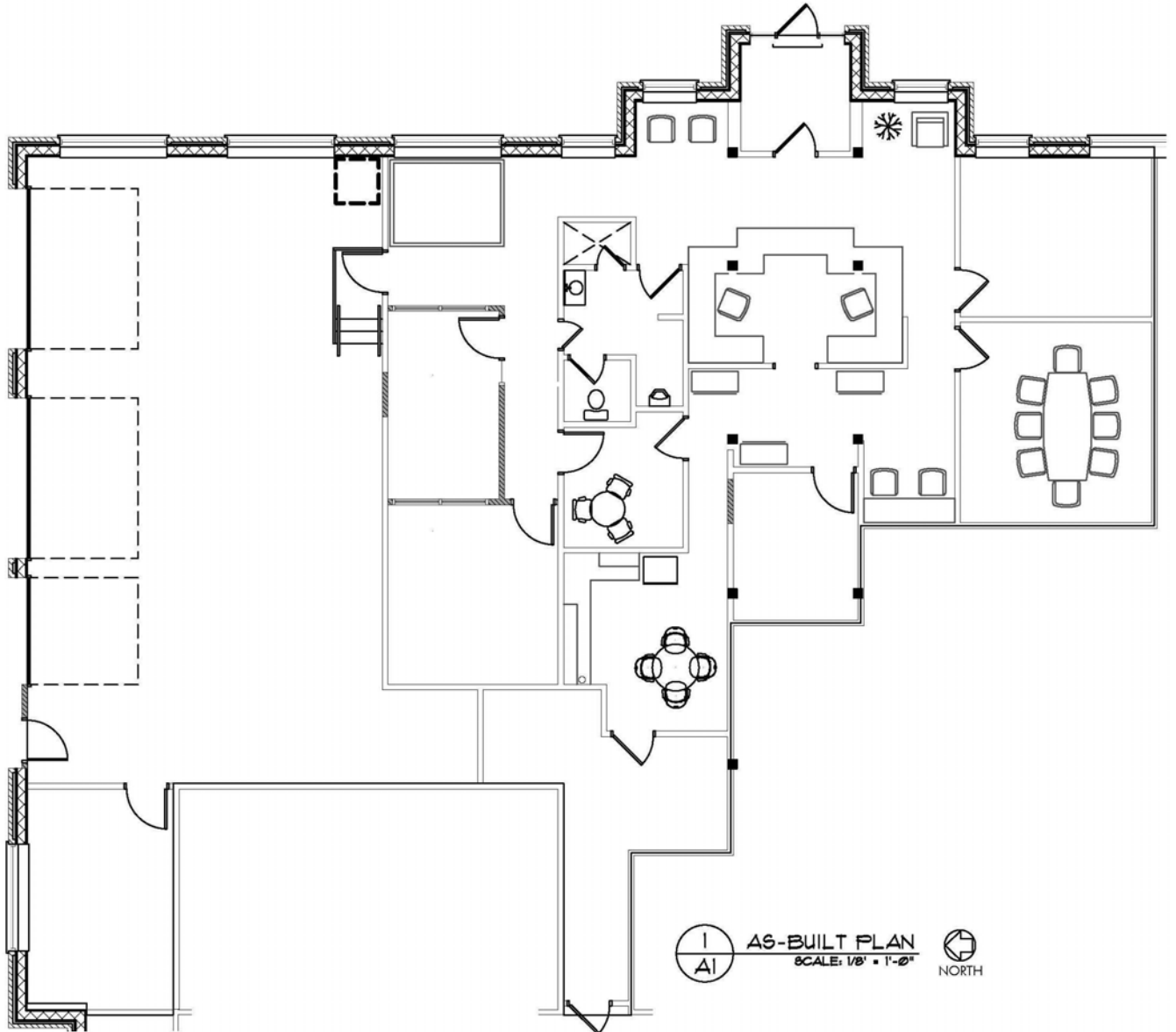
# FLOOR PLAN

2935 Country Drive, Little Canada, MN 55117

THE ESTIMATED MONTHLY COST FOR SUITE 100 IS \$6,581.00

Suite 100: 4,341 SF AVAILABLE

- 2,480 SF OFFICE
- 1,861 SF SHOP SPACE



**ERSI**

ESSENCE  
REAL ESTATE  
SERVICES, INC.

COMMERCIAL REAL ESTATE SINCE 1990

JEFF NORDNESS

jeff@essencerealestate.com

(651) 341-5044