



FOR SALE! • 7,000 SF



ROSELAWN OFFICE CONDO

1912 Lexington Ave N | Roseville, MN 55113

Well-maintained multi-tenant office building in excellent location

- Office condo includes two suites on the 3rd floor (Suite 300: 3,500 SF & Suite 350: 3,500 SF)
- Parking: 50 stalls, 5.58/1,000 SF
- 15,198 SF building with brick exterior
- Elevator service on all floors
- Located at southeast corner of Lexington Avenue N and Roselawn Avenue W
- Near retail and service amenities and blocks from Highways 51 and 36 and County Rd B W

Sale Price: \$1,300,000 • **2024 Taxes:** \$22,778 • **HOA Fee:** \$1,900/month
Est. Operating Expenses: TBD

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Commercial Equities Group
— Investment Real Estate Services

Fantastic Location & 3rd Floor Suites

