

FOR SALE



Big Lake Car Condos

16765 198th Ave #56
Big Lake, MN 55309



**NORTH STAR
COMMERCIAL**
REAL ESTATE ADVISORS

Scott Naasz

612.819.8285

scott.naasz@expcommercial.com
www.expcommercial.com

Riley Keller

763.710.1839

riley.keller@expcommercial.com
www.expcommercial.com

Property Details & Highlights

16765 198th Ave #56, Big Lake, MN 55309

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Building Name	Big Lake Car Condos
APN	65-00613-0210
List Price	\$279,900
Building Size	1,500 SF
Year Built	2024

Listing Description:

Well-maintained garage condo offering 1,500 SF (25x60) in a secure, gated industrial/business park in Big Lake. This highly functional unit features in-floor heat, water hookup, floor drains, and plumbing in place for an in-unit bathroom. The space includes a 12'x16' drive-in overhead door, 3-phase power, and convenient drive-up access. HOA dues are \$185/month and cover common area maintenance, providing a clean and professional setting. Easily accessible from Highway 10 and Highway 25, this property is ideal for contractors, small businesses, storage, or hobby use.

Location Description:

Conveniently located in Big Lake with quick access to Highway 10 and Highway 25. Situated in a well-maintained industrial/business park with easy access to Elk River, Monticello, and the Twin Cities metro. Surrounded by complementary light industrial and service businesses with nearby retail and dining amenities.



- 1,500 SF (25x60) garage condo
- In-floor heat with floor drains
- 12'x16' drive-in overhead door
- Recently upgraded with professionally painted floors
- Water hookup + plumbing for in-unit bathroom
- 3-phase power
- Community clubhouse available for reservation, featuring a bar and lounge area—ideal for meetings, events, or gatherings.
- Gated complex with remote access (HOA \$185/month covers: Grass, Snow, Garbage, Insurance, Security Cameras, Common Areas)

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