



# Retail/Showroom/Warehouse Building For Sale

OSSEO, MN



## RETAIL/SHOWROOM PROPERTY FOR SALE

**KW COMMERCIAL**  
10402 73rd Ave N  
Maple Grove, MN 55369

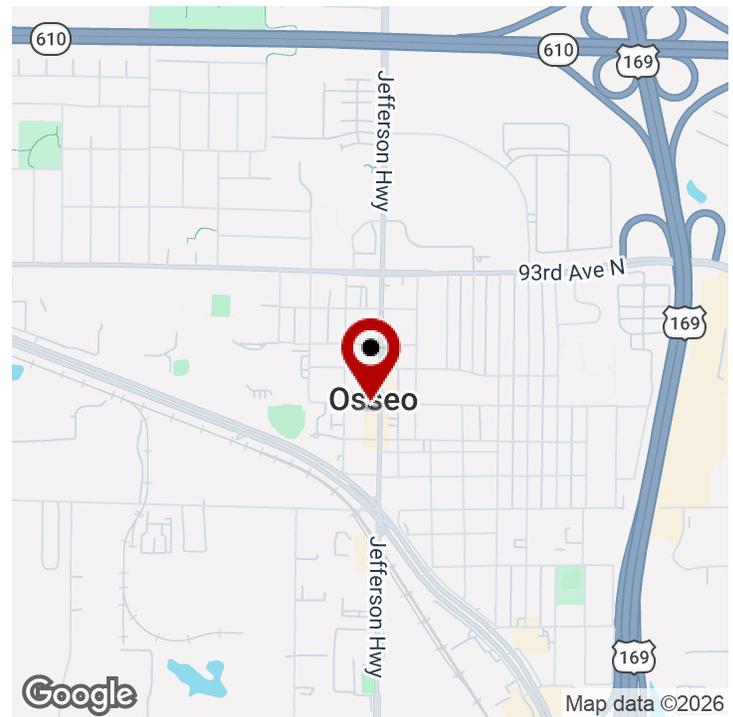
*PRESENTED BY:*

**AMBER LANGE**  
Broker  
O: 763.226.7911  
C: 763.226.7911  
alange@kwcommercial.com

# DOWNTOWN OSSEO BUILDING

## RETAIL/SHOWROOM/WAREHOUSE BUILDING FOR SALE

233 Central Ave, Osseo, MN 55369



### PROPERTY DESCRIPTION

This is a confidential listing. The business is not for sale, only the building is for sale and is a great for an owner/user or investment opportunity. This 11,804 SF commercial building is located in the heart of Downtown Osseo and has undergone substantial renovation, resulting in a modern highly functional space well suited for retail and warehouse use. The flexible layout supports both single and multi-tenant configurations, making the property an attractive option for owner users or investors.

The front of the building features a retail showroom with 3,710 SF, updated finishes, modern lighting, and flows into the central office area with private offices and a break room. The 5,502 SF warehouse space offers a drive in door, restroom and access to the 2,592 SF basement level which is great for storage.

The building is completely sprinkled throughout and includes 5 parking spaces behind the building for staff or deliveries. Extensive interior upgrades include stained concrete floors, new cabinetry and countertops, upgraded LED lighting and electrical systems, integrated AV and security systems, architectural finish enhancements, servicing of rooftop HVAC units, and various code compliance and repair updates.

The seller is also open to a sale leaseback, subject to mutually agreeable terms, offering immediate income potential. Overall, this is a move in ready commercial property with modern improvements, flexible layout options, and minimal capital expenditure requirements.

### LOCATION DESCRIPTION

Welcome to Osseo, MN! Located in the bustling Minneapolis St Paul Metro market, this vibrant area offers a prime opportunity for retail and showroom properties. Positioned in Downtown Osseo in close proximity to major highways and popular attractions such as the Shoppes at Arbor Lakes, Maple Grove, and Elm Creek Park Reserve, the location presents an exciting potential for commercial property. With a diverse mix of businesses, dining options, and entertainment venues nearby, the area provides an enticing draw for both local residents and visitors. Don't miss out on the chance to be part of this dynamic and thriving retail landscape in Downtown Osseo!

### OFFERING SUMMARY

Sale Price:	\$1,662,500
Lot Size:	0.25 Acres
Building Size:	11,804 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### AMBER LANGE

Broker  
O: 763.226.7911  
C: 763.226.7911  
alange@kwcommercial.com

**KW COMMERCIAL**  
10402 73rd Ave N  
Maple Grove, MN 55369

Each Office Independently Owned and Operated [creativepropertypros.com](http://creativepropertypros.com)

# RETAIL/SHOWROOM/WAREHOUSE BUILDING FOR SALE

233 Central Ave, Osseo, MN 55369



## BUILDING INFORMATION

Tenancy	Multiple
Ceiling Height	13 ft
Minimum Ceiling Height	12 ft
Number of Floors	2
Average Floor Size	9,212 SF
Year Built	1997
Year Last Renovated	2023
Gross Leasable Area	11,804 SF
Construction Status	Existing
Condition	Excellent
Parking	5 Space and Street Parking
Sprinklers	Yes
Drive-in Door	1

## PROPERTY HIGHLIGHTS

- Owner/User or Investment Opportunity
- 11,804 SF - total building square feet
- 5,502 SF - warehouse space
- 3,710 SF - retail and office space
- 2,592 SF - lower level storage space
- Flexible retail / office / showroom / warehouse use
- Single or multi-tenant layout potential
- Fully sprinkled
- Drive-in door
- 12' clear height
- Modern showroom, retail, office build out
- Five (5) rear parking spaces with front street parking
- Open to a sale leaseback

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**AMBER LANGE**  
Broker  
O: 763.226.7911  
C: 763.226.7911  
alange@kwcommercial.com

**KW COMMERCIAL**  
10402 73rd Ave N  
Maple Grove, MN 55369

Each Office Independently Owned and Operated [creativepropertypros.com](https://www.creativepropertypros.com)

# RETAIL/SHOWROOM/WAREHOUSE BUILDING FOR SALE

233 Central Ave, Osseo, MN 55369



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**AMBER LANGE**  
Broker  
O: 763.226.7911  
C: 763.226.7911  
alange@kwcommercial.com

**KW COMMERCIAL**  
10402 73rd Ave N  
Maple Grove, MN 55369

Each Office Independently Owned and Operated [creativepropertypros.com](http://creativepropertypros.com)

# RETAIL/SHOWROOM/WAREHOUSE BUILDING FOR SALE



233 Central Ave, Osseo, MN 55369



*We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*

**AMBER LANGE**  
Broker  
O: 763.226.7911  
C: 763.226.7911  
alange@kwcommercial.com

**KW COMMERCIAL**  
10402 73rd Ave N  
Maple Grove, MN 55369

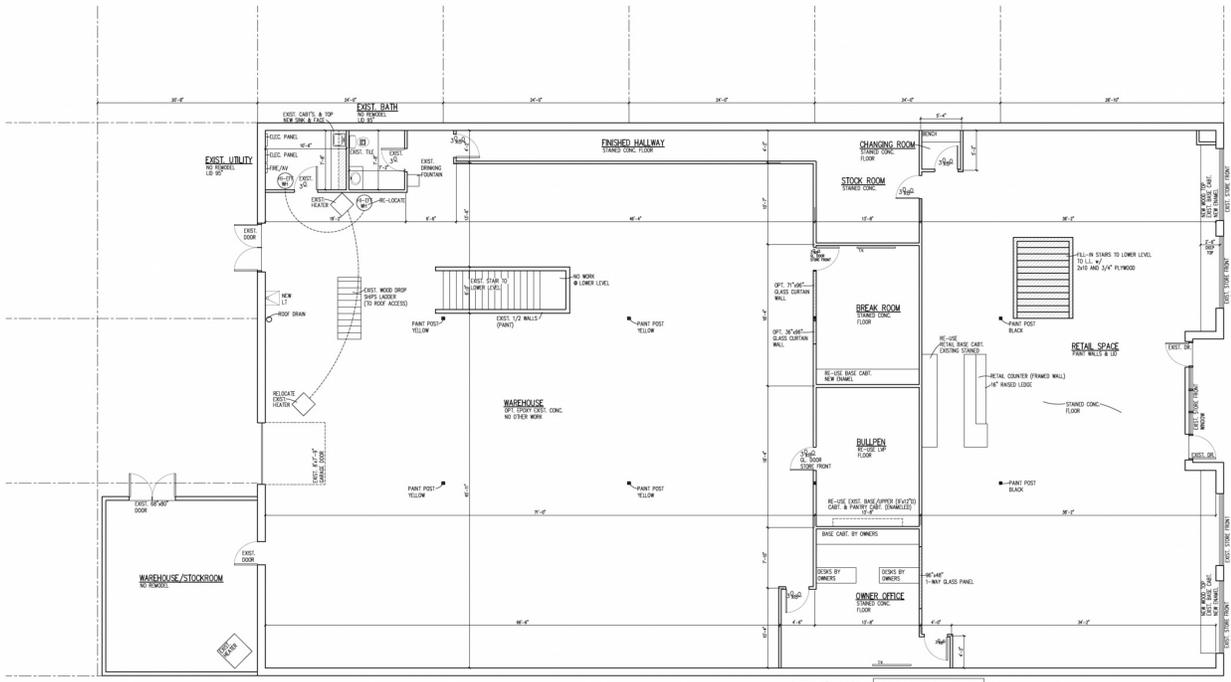
Each Office Independently Owned and Operated [creativepropertypros.com](http://creativepropertypros.com)

# RETAIL/SHOWROOM/WAREHOUSE BUILDING FOR SALE

233 Central Ave, Osseo, MN 55369



**PROJECTS:**  
COMMERCIAL BUILD-OUT OFFICE & WAREHOUSE



**NEW PLAN**  
12'-6" CEL. TO DECK  
10'-11" CEL. TO JOISTS

SILVA LLC  
233 CENTRAL AVE  
OSSEO, MN 55369

THE HOMES, INC.  
9140 HAMILTON ST., AVE. SUITE 102  
JANUARY, MINNESOTA 763-286-4277

DATE: 4-23-23  
REVISIONS:  
NO. BY DATE  
DRAWN BY: JF  
CHECKED BY: JF  
COMM. NO.:  
SHEET NO.:  
2

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

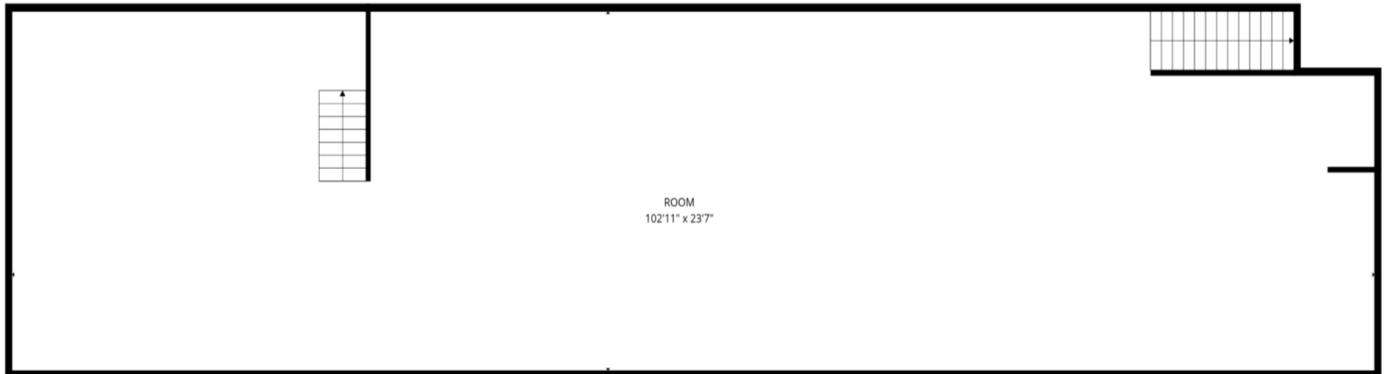
**AMBER LANGE**  
Broker  
O: 763.226.7911  
C: 763.226.7911  
alange@kwcommercial.com

**KW COMMERCIAL**  
10402 73rd Ave N  
Maple Grove, MN 55369

# DOWNTOWN OSSEO BUILDING

RETAIL/SHOWROOM/WAREHOUSE BUILDING FOR SALE

233 Central Ave, Osseo, MN 55369



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**AMBER LANGE**  
Broker  
O: 763.226.7911  
C: 763.226.7911  
alange@kwcommercial.com

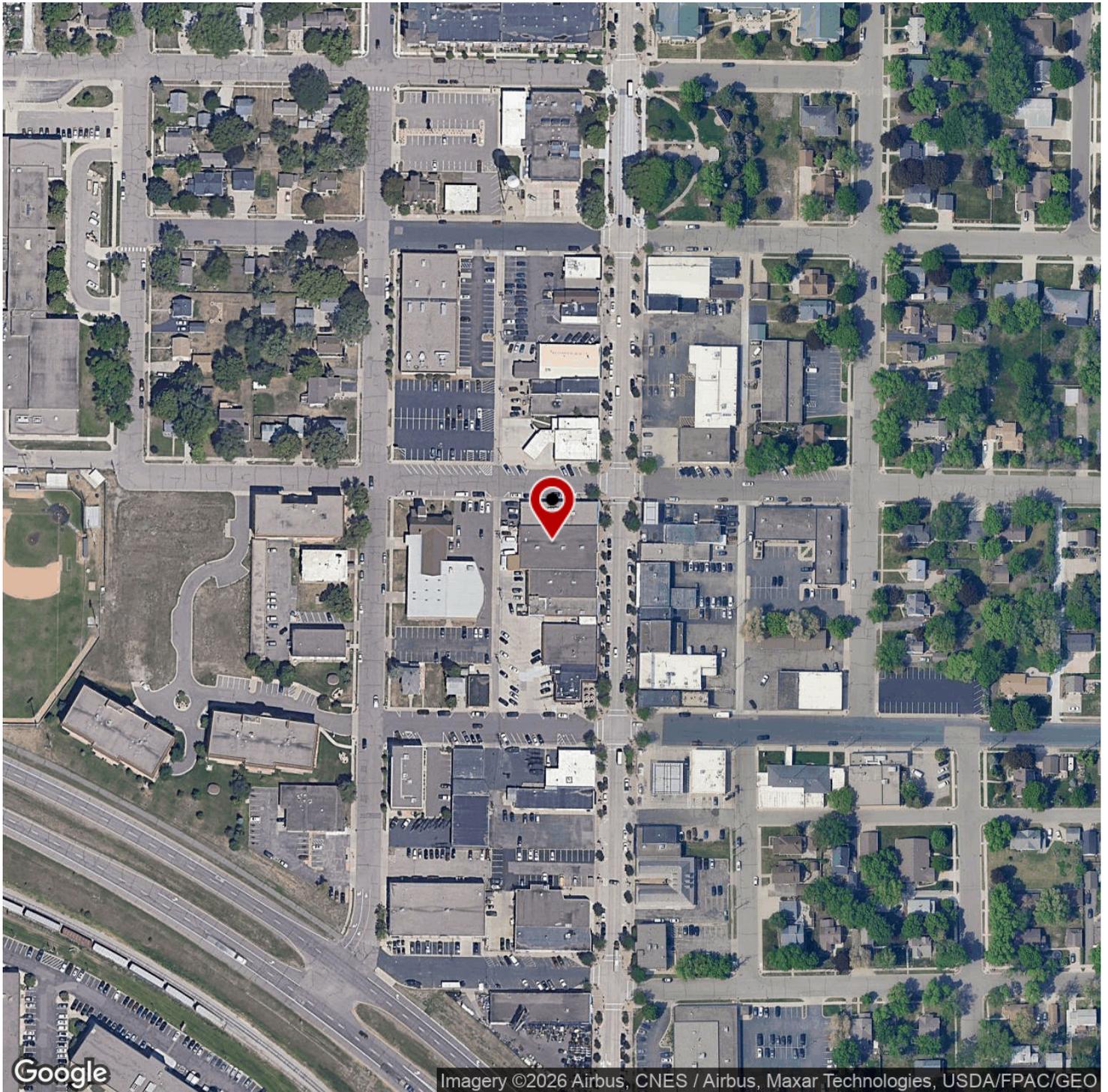
**KW COMMERCIAL**  
10402 73rd Ave N  
Maple Grove, MN 55369

Each Office Independently Owned and Operated [creativepropertypros.com](http://creativepropertypros.com)

# RETAIL/SHOWROOM/WAREHOUSE BUILDING FOR SALE



233 Central Ave, Osseo, MN 55369



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**AMBER LANGE**  
Broker  
O: 763.226.7911  
C: 763.226.7911  
alange@kwcommercial.com

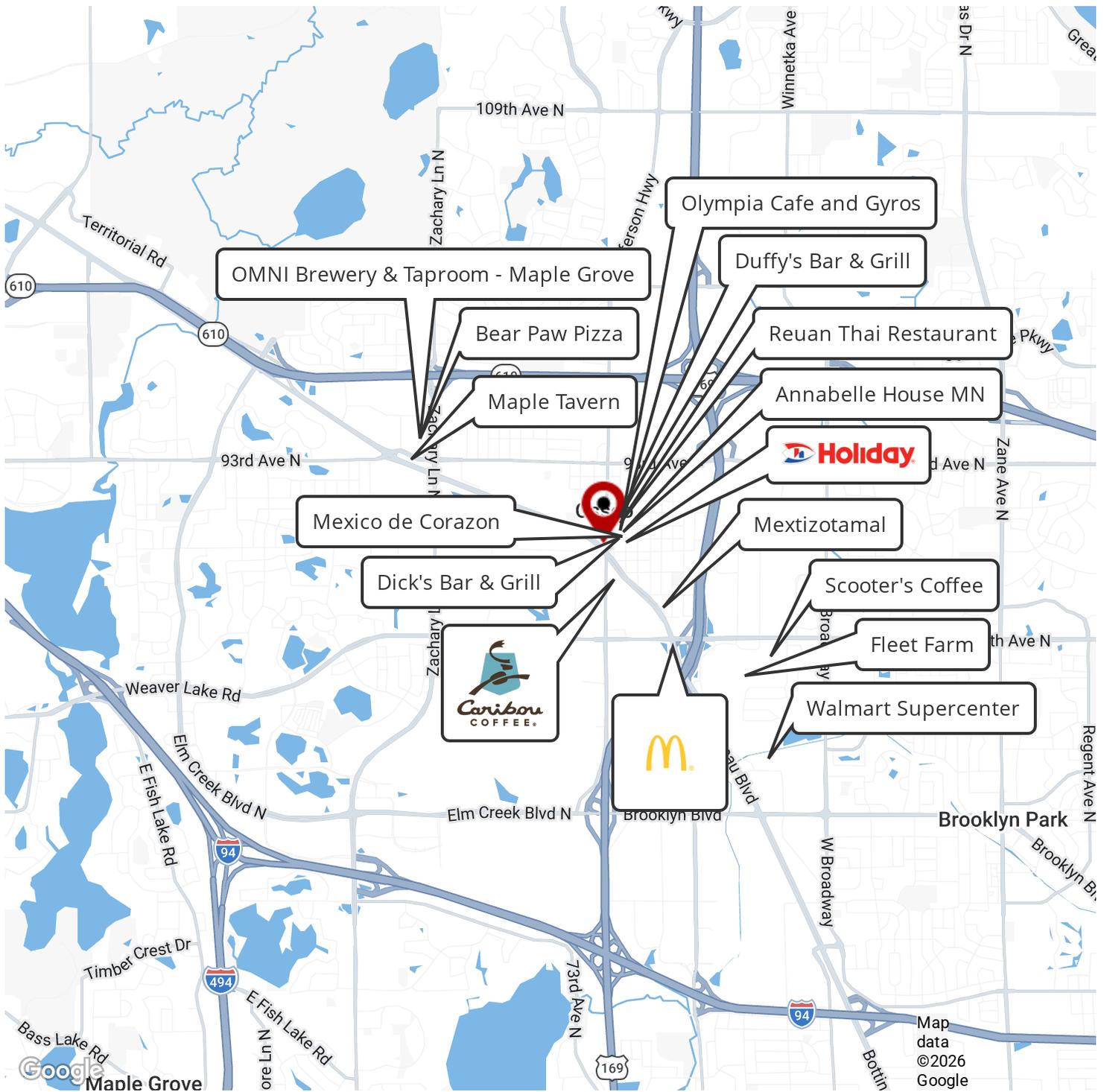
**KW COMMERCIAL**  
10402 73rd Ave N  
Maple Grove, MN 55369

Each Office Independently Owned and Operated [creativepropertypros.com](http://creativepropertypros.com)

# RETAIL/SHOWROOM/WAREHOUSE BUILDING FOR SALE



233 Central Ave, Osseo, MN 55369



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

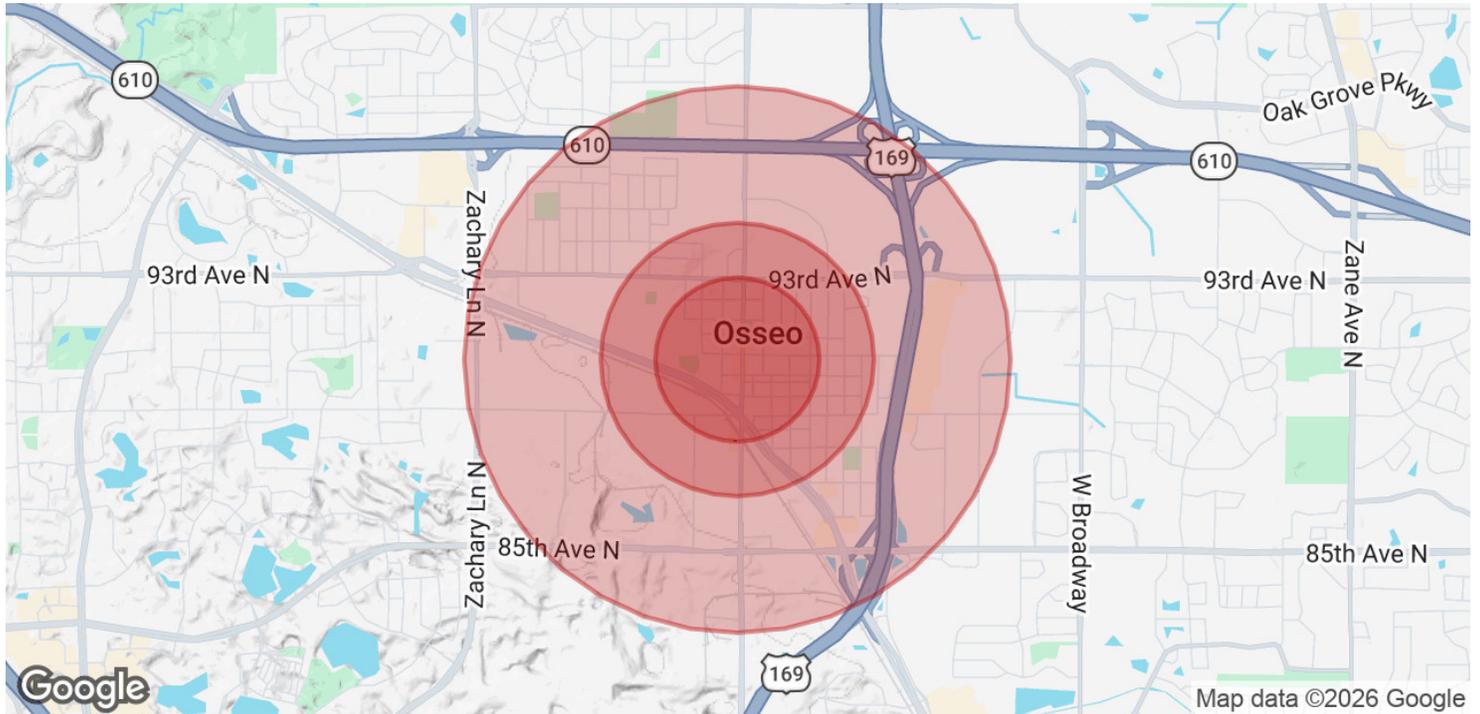
**AMBER LANGE**  
Broker  
O: 763.226.7911  
C: 763.226.7911  
alange@kwcommercial.com

**KW COMMERCIAL**  
10402 73rd Ave N  
Maple Grove, MN 55369

# DOWNTOWN OSSEO BUILDING

## RETAIL/SHOWROOM/WAREHOUSE BUILDING FOR SALE

233 Central Ave, Osseo, MN 55369



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,005	2,317	4,164
Average Age	48	46	44
Average Age (Male)	44	43	42
Average Age (Female)	51	48	45

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	502	1,095	1,804
# of Persons per HH	2	2.1	2.3
Average HH Income	\$111,060	\$108,658	\$113,848
Average House Value	\$295,166	\$318,369	\$339,226

*Demographics data derived from AlphaMap*

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**AMBER LANGE**  
 Broker  
 O: 763.226.7911  
 C: 763.226.7911  
 alange@kwcommercial.com

**KW COMMERCIAL**  
 10402 73rd Ave N  
 Maple Grove, MN 55369