



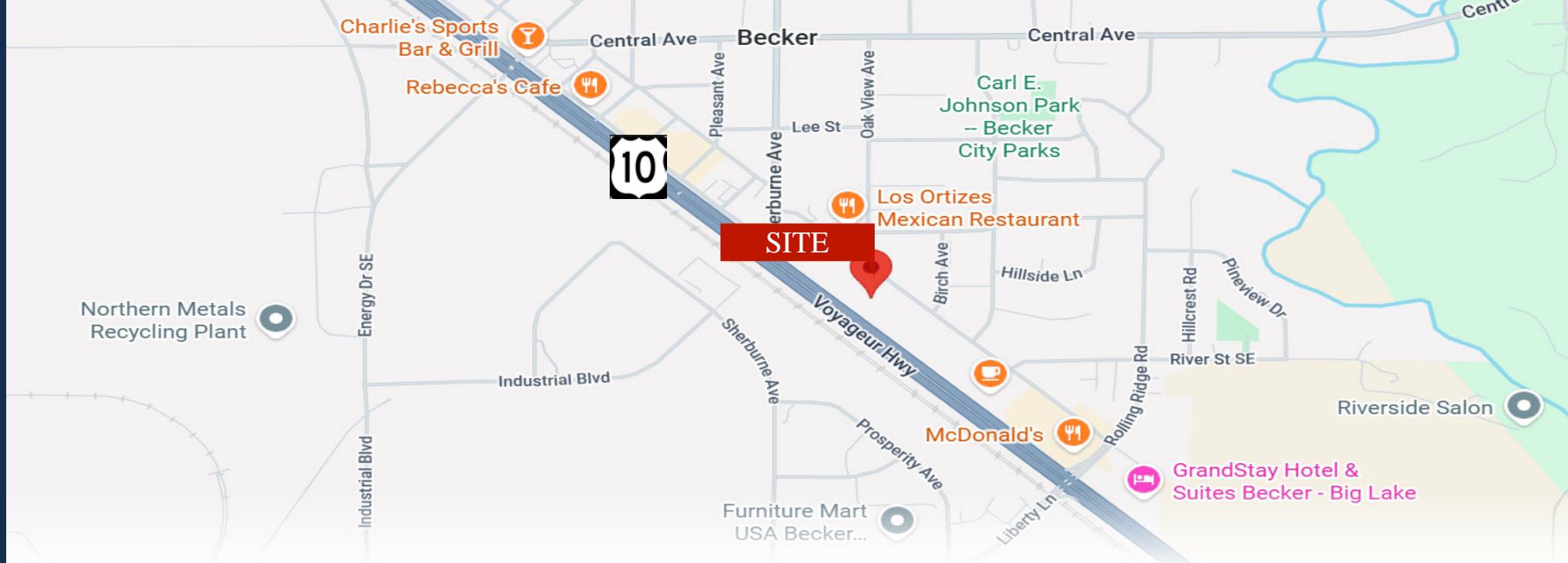
For Sale & Lease
Commercial
Office



BECKER Commercial Office Property

Sales Price: \$1,119,000 Lease Rate: \$8.95/psf NNN
Building 6,950/sf + 2,257/sf Storage
12575 Oakview Avenue, Becker, MN 55308

Doug Cook, Broker
651.333.2170
DCook@Crs-Mn.com



PROPERTY LOCATION

- * North of Hwy 10
- * Convenient Access and Strong Visibility
- * Quick Access to I-94 from Hwy 25 located 4 Miles South

TRAFFIC COUNTS - 2024

- * Highway 10 - 18,770 VPD
- * Oakview Avenue - 4,801 VPD

Businesses in the Area:

Country Lumber, Structural Buildings of MN, Becker Veterinary Clinic, Bill's Superette, Charlie's Sports Bar, G-Will Liquors, Manufacturing Partners, Sherburne State Bank, Kwik Trip and more.

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).



PROPERTY OVERVIEW

12575 Oakview Avenue, Becker, MN

Sales Price
\$1,119,000.00
Lease Rate
\$8.95/psf NNN

Operating Expenses	\$25,427.00
Building Size	6,950/sf + 2,257/sf Storage
Lot Size	1.275 to 1.985 Acres (Minimum Divisible 1.275)
Sherburne County	PID: 60-00406-0430
2025 Taxes	\$7,000.00 (Est.)
Zoned	CC - Community Commercial
Parking	40 Spaces
Built	1987 / 2012
Tenant	Single

PROPERTY INFORMATION

Office Headquarters w/ Heated & Cold Outdoor Support Buildings: Ideal for a Wide Range of Commercial, Trade, Professional & Service Users.

Office headquarters features reception area, sixteen (16) private offices, and multiple meeting spaces.

Two detached outdoor support buildings provide approximately 2,257 sq. ft. of drive-up storage, including a heated 24'x40' building. In addition, approximately 11,000 sq. ft. of outdoor cold storage area is available for additional consideration. Total price for all \$1,399,900.

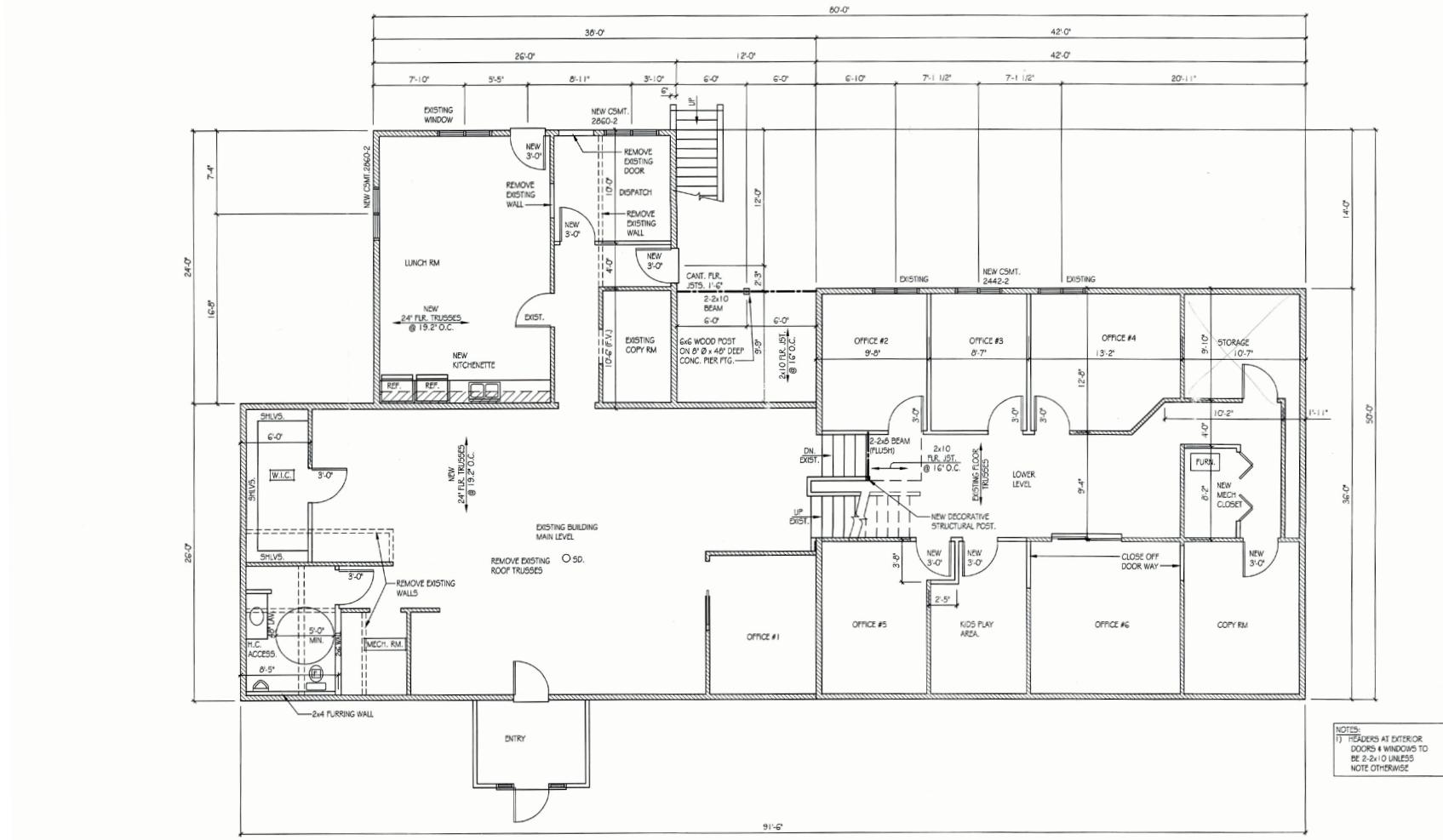
Functional site layout with on-site parking and convenient access. Former lumber yard campus with offices and support buildings only (yard not included). Zoned CC (Commercial), allowing a broad range of permitted commercial and professional uses including administrative, executive, financial, professional, real estate, insurance, and medical offices; service and trade-support businesses; light retail and showroom use; printing and business services; warehousing and storage; and similar commercial operations.

FLOOR PLAN - Main Building



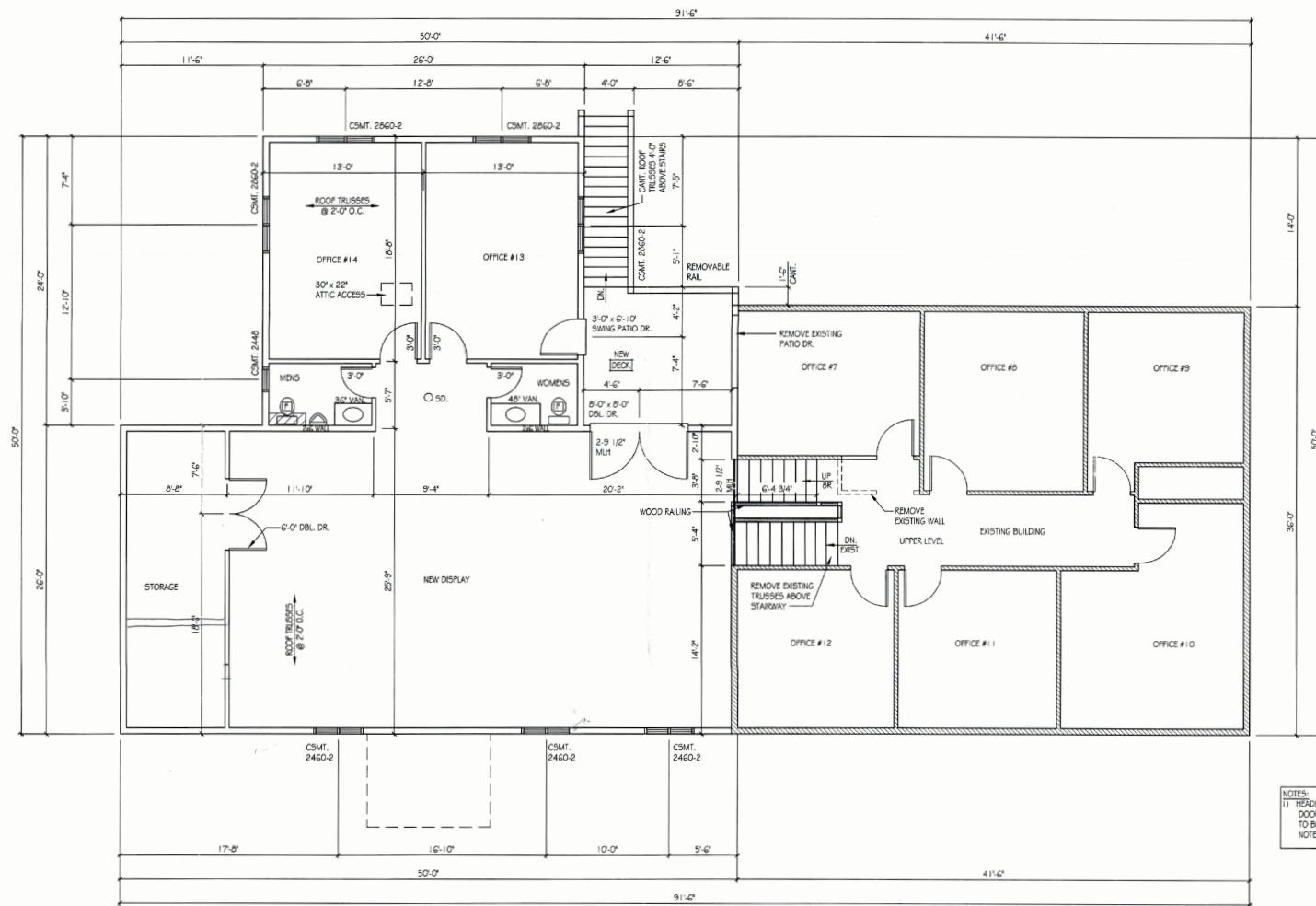
The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

FLOOR PLAN - First Floor



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

FLOOR PLAN - 2nd Floor



1 SECOND FLOOR PLAN
3 1924 SFT. (ADDITION)

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

Commercial Office | 6

INTERIOR PHOTOS - Common Areas



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

INTERIOR PHOTOS - Common Areas



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

Commercial Office | 8

INTERIOR PHOTOS - Offices



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

INTERIOR PHOTOS - Offices



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

Commercial Office | 10

INTERIOR PHOTOS - Storage & IT



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

INTERIOR PHOTOS - Storage & IT



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

Commercial Office | 12

EXTERIOR PHOTOS - Heated & Cold Storage



PROPERTY INFORMATION

- * Heated
- * 24' x 40'
- * Overhead Door (1)
13'11" x 13'11"

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

EXTERIOR PHOTOS - Heated & Cold Storage



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

Commercial Office | 14