



COMMERCIAL REALTY SOLUTIONS

**For Sale & Lease  
Commercial  
Office**



## **BECKER**

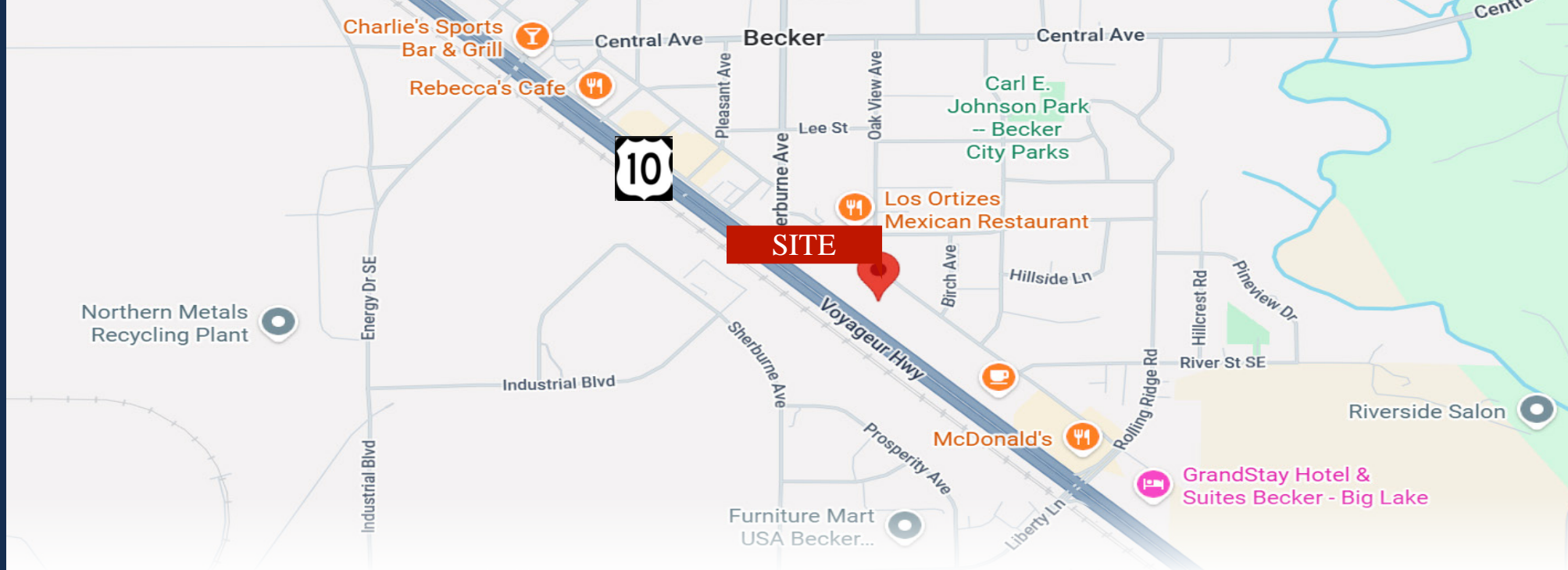
### **Commercial Office Property**

**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.



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## 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.

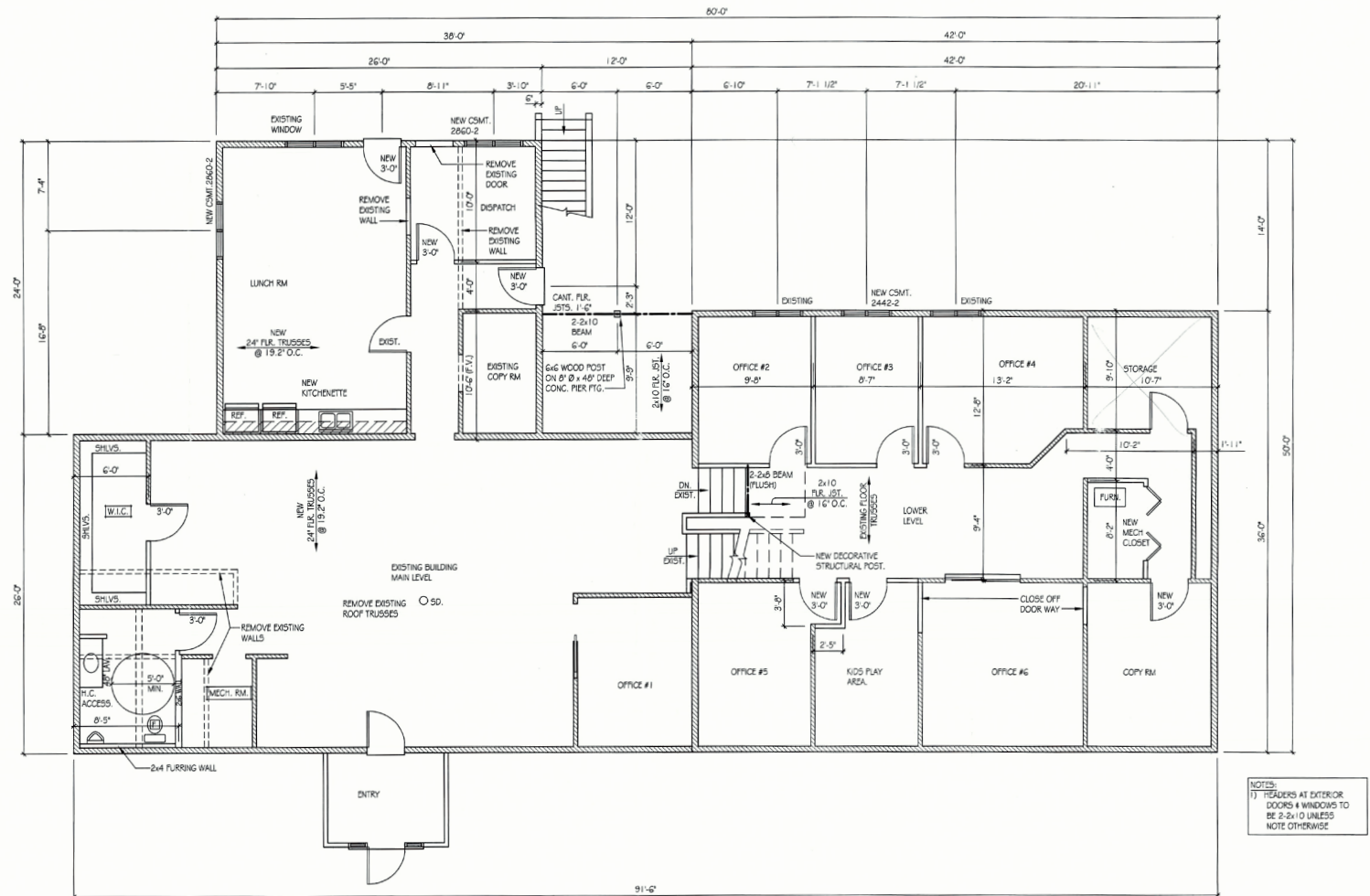


# FLOOR PLAN - Main Building



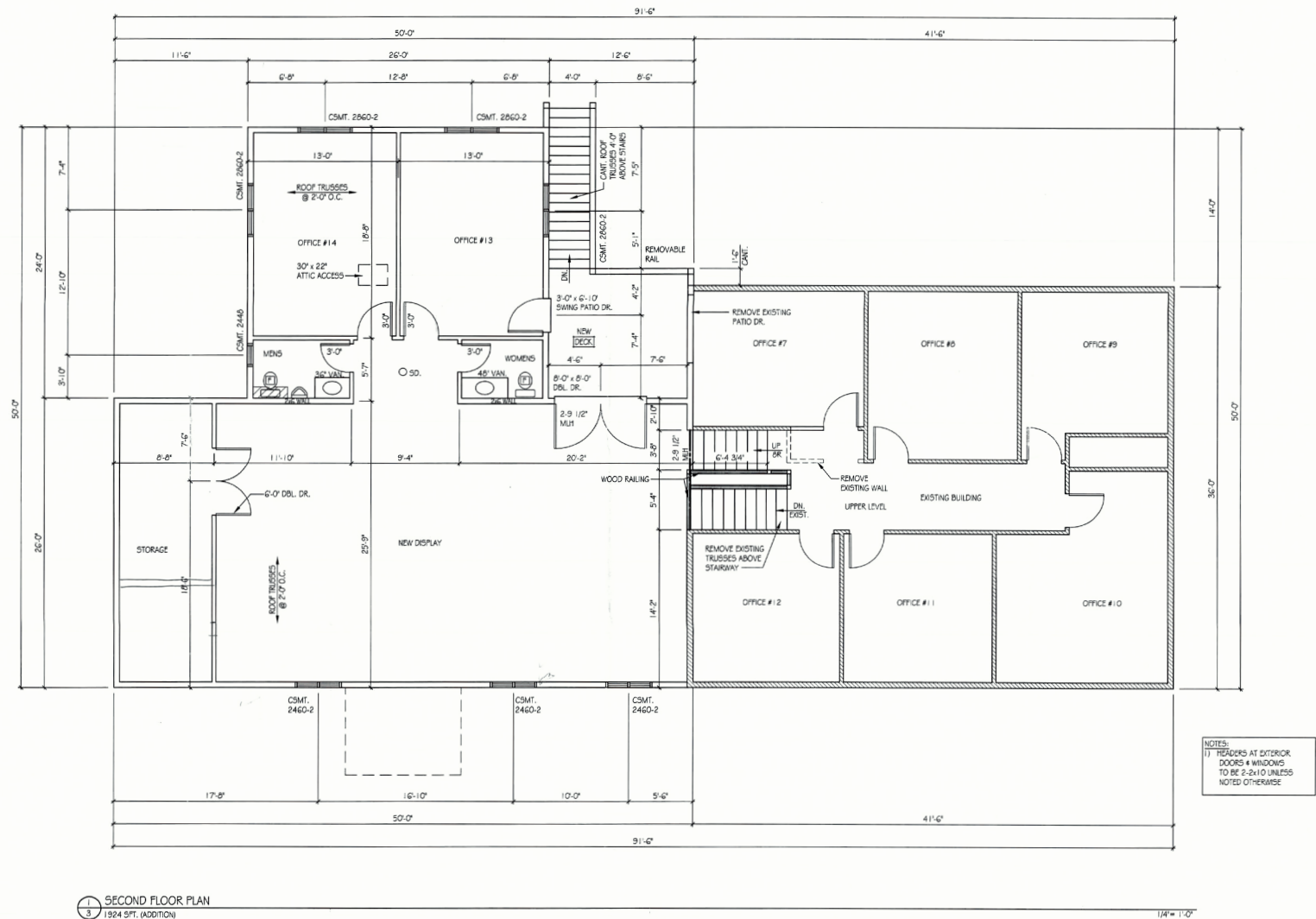
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## FLOOR PLAN - First Floor



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## FLOOR PLAN - 2nd Floor



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# INTERIOR PHOTOS - Common Areas



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# INTERIOR PHOTOS - Offices



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# INTERIOR PHOTOS - Storage & IT



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## INTERIOR PHOTOS - Storage & IT



## EXTERIOR PHOTOS - Heated & Cold Storage



### PROPERTY INFORMATION

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



## EXTERIOR PHOTOS - Heated & Cold Storage



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