



COMMERCIAL REALTY SOLUTIONS

**For Sale**  
**Commercial Property**



## **BIG LAKE**

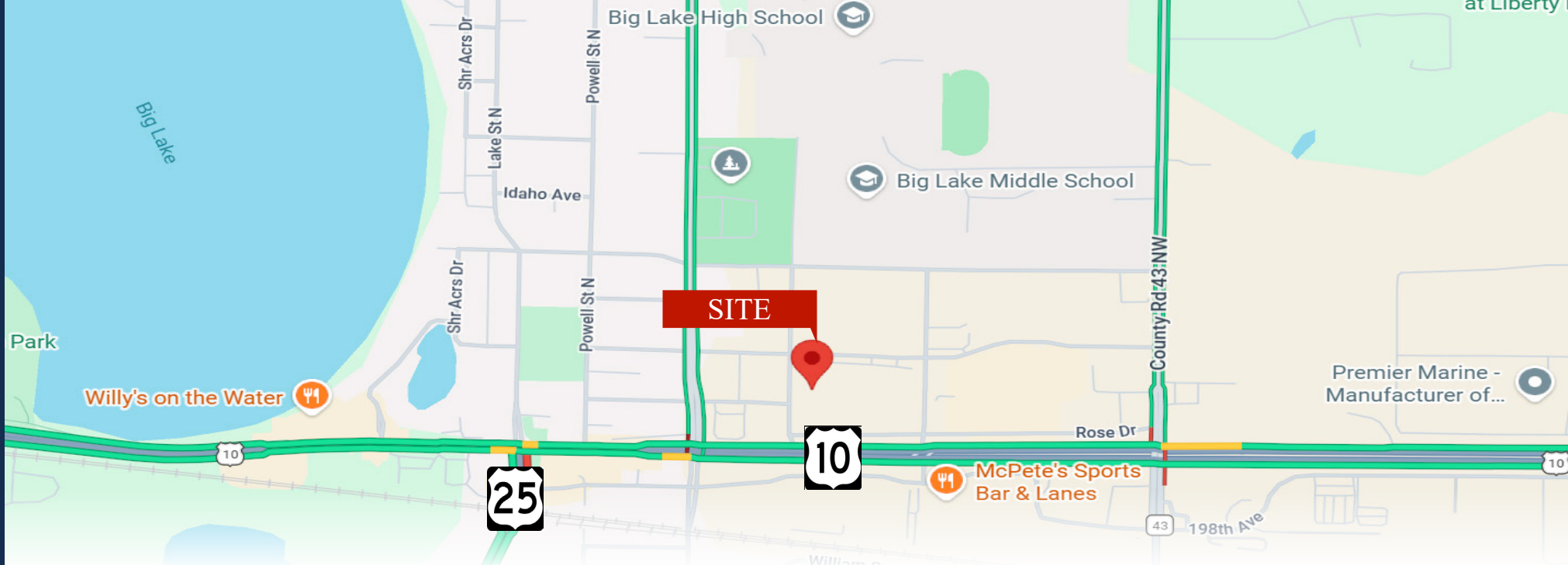
**Commercial Property**

**Sales Price: \$319,000.00**

**Building Size: 1,196/sf Acres: 0.34**

**350 Fern Street, Big Lake, MN 55309**

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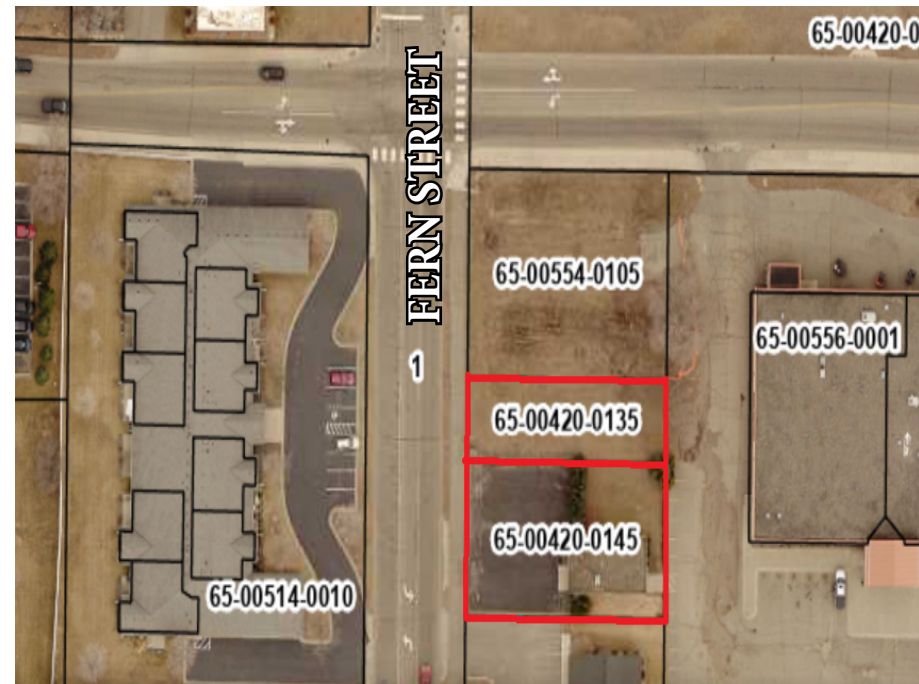


## PROPERTY LOCATION

- \* North of Highway 10
- \* High Retail Traffic
- \* Businesses in the Area:  
Kwik Trip, Lake Liquor, Dairy Queen,  
Minnco Credit Union, 3 Sons Hardware and more.

## TRAFFIC COUNTS - 2025

\* Rose Drive - 1,400 VPD



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

350 Fern Street, Big Lake, MN

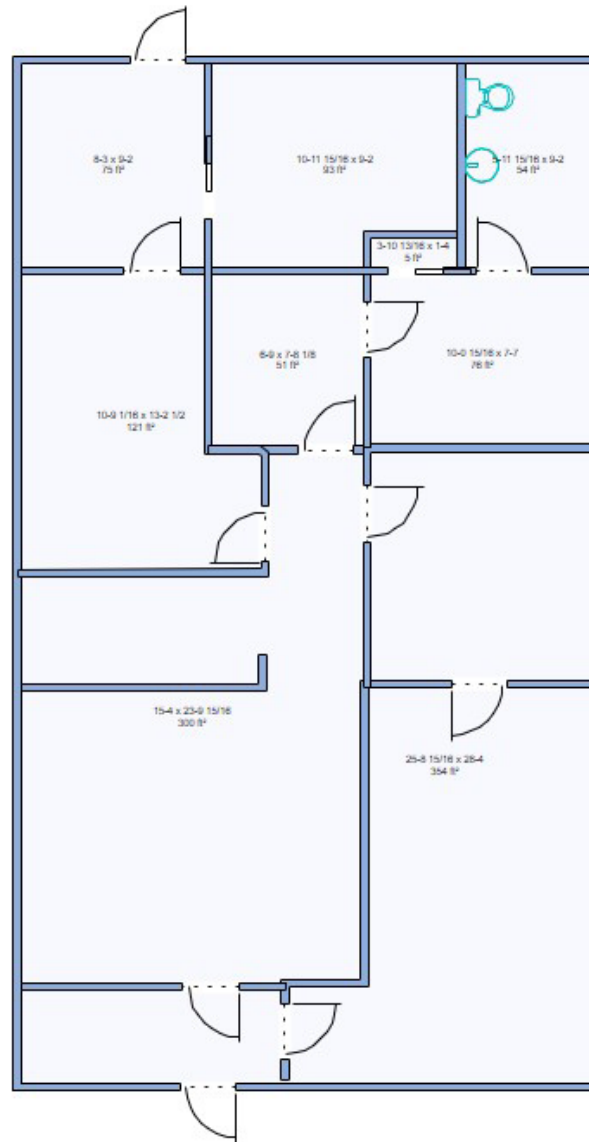
Sales Price  
**\$319,000.00**

|               |                                |
|---------------|--------------------------------|
| Building Size | 1,196/sf                       |
| Lot Size      | 0.34 Acres                     |
| County        | Sherburne                      |
| PIDs          | 65-00420-0145<br>65-00420-0135 |
| 2026 Taxes    | \$2,216.00                     |
| Zoned         | B2 - General Business District |
| Built         | 1975                           |
| Floors        | One (1)                        |



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# FLOOR PLAN



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# INTERIOR/EXTERIOR



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