



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease  
Two-Story  
Office Building



PRICE REDUCED

# LORETTO OFFICE BUILDING

**Building: 13,200/sf (Two-Story)**

66g Medina St N, Loretto, MN 55357

Wayne Elam, Broker  
763.229.4982  
WElam@Crs-Mn.com

Joseph Elam, Broker  
320.282.841  
JElam@Crs-Mn.com



## PROPERTY LOCATION

- \* South of Hwy 55
- \* East of County Rd 19
- \* Located 10 Miles West of I-494 on Hwy 55
- \* Businesses in Area Include:  
21st Century Bank, Loretto City Hall, Restaurants: Detour 19, Pig on the Porch, Warrens and more.

### TRAFFIC COUNTS - 2023

- \* Hwy 55 - 15,800 VPD
- \* County Rd 19 - 6,662 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

Sale Price  
 \$1,395,000.00  
 Reduced to \$1,295,000.00  
 Lease Rate  
 \$10.00/sf NNN

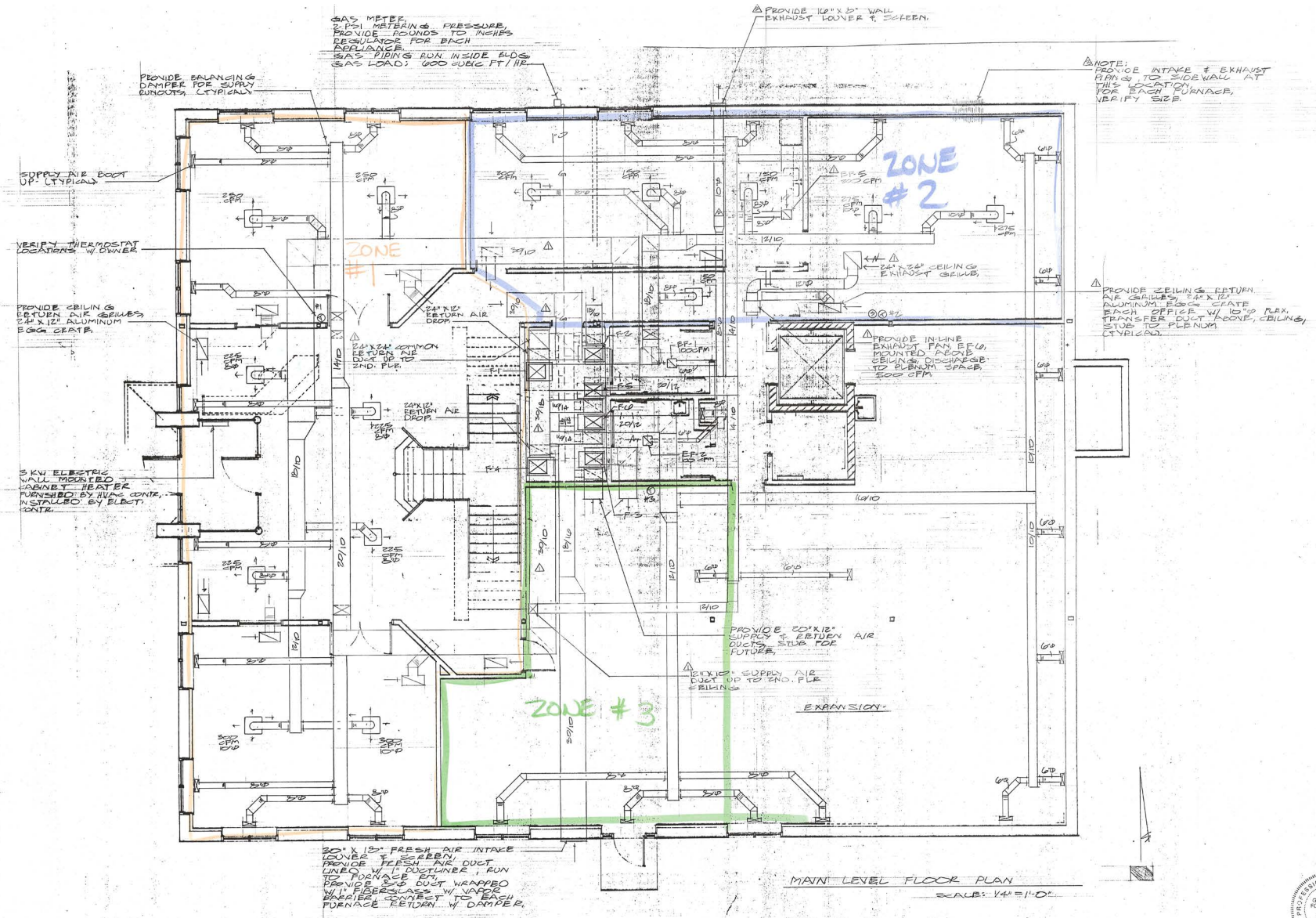
Building Size	13,200/sf
Available	13,200/sf
Lot Size	1.25 Acres
Built	1996
Hennepin County	PID 061-182-342-0043
Taxes 2024	\$36,753.00
Zoned	General Commercial

# BUILDING OVERVIEW

HVAC	Forced Air Heat and Air Conditioning
Electrical	600V, 3 Phase, 4 Wire
Clear Height	8-10'
Elevator	Yes
Interior Sprinkler	None
Parking Spaces	50

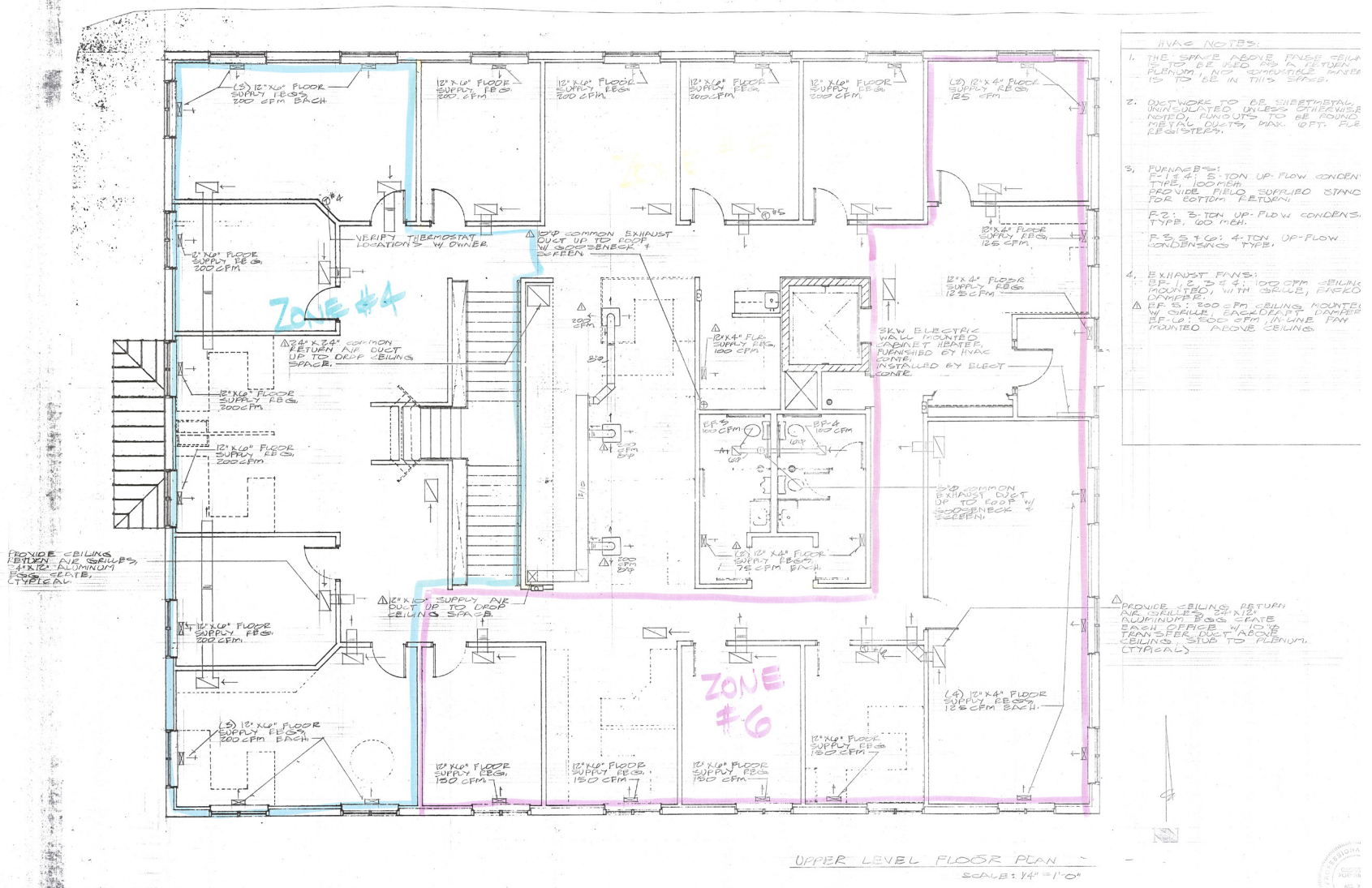
This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

# FLOOR PLAN - Lower Level



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

# FLOOR PLAN - Upper Level



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

## LOWER LEVEL (Facing C.R. 19)



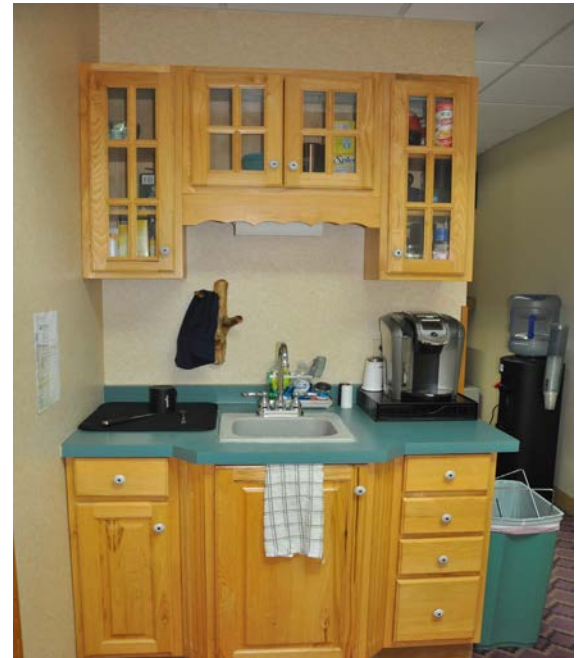
This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

# LOWER LEVEL (Facing C.R. 19)



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

# UPPER LEVEL





# UPPER LEVEL



# EXTERIOR



## PROPERTY INFORMATION

- \* Two Story Office Building
- \* Good Visibility
- \* Front & Rear Parking/Entrances
- \* Two Conference Rooms
- \* Breakrooms and Bathrooms Each Floor
- \* Office is Semi-Furnished