



COMMERCIAL REALTY SOLUTIONS

For Lease
Commercial Spaces



HOWARD LAKE

Commercial Property

Lease Rate: \$12.00/psf NNN

Building Size: 13,595/sf Available: 10,975/sf (divisible)

620 Dutch Lake Drive, Howard Lake, MN 55349

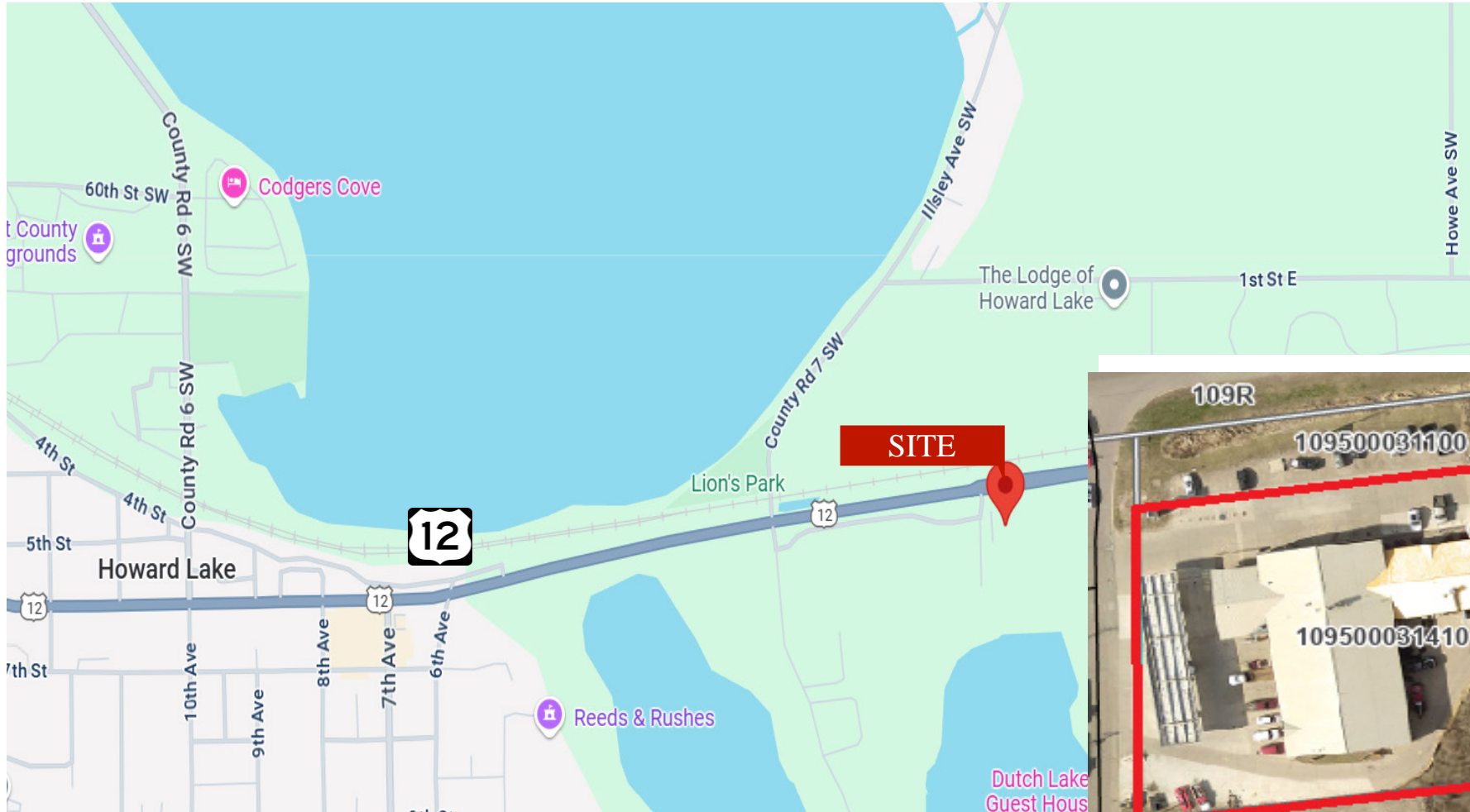
Sheila Zachman, Broker
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- ◆ South Hwy 12
- ◆ Great Location
- ◆ West of County Road 7

TRAFFIC COUNTS - 2024

* Highway 12 - 9,621 VPD

* County Road 7 - 2,098 VPD



Businesses in the Area:

A&W Restaurant, Dura Supreme Cabinetry, Lakeview Wood Products, American Legion, Maria's Mexican Restaurant, Citizens Alliance Bank, Hardware Hank, USPS and more.

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.

PROPERTY OVERVIEW

620 Dutch Lake Dr, Howard Lake, MN

Lease Rate

\$12.00/psf NNN

Operating Expenses: \$4.00/psf

Building Size

13,595/sf

Space Available

10,975/sf (divisible)

C-Store: 3,168/sf

Coffee Shop: 1,249/sf

Storage/Shop: 1,680/sf

Auto Repair Space: 4,872/sf

Lot Size

1.46 Acres

Wright County

PID 109-500-031410

2025 Taxes

\$39,984.00

Zoned

B-1 General Business

Year Built

1998

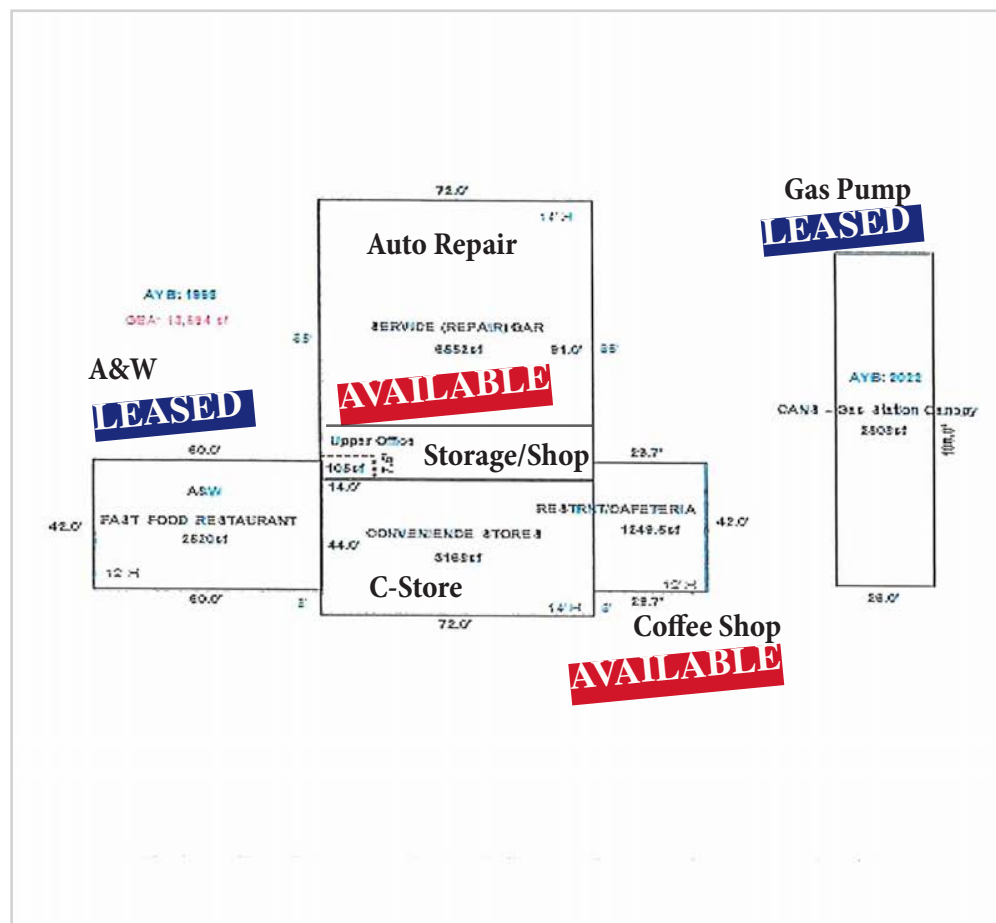
Tenant

Multi-Tenant



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FLOOR PLANS



SPACE DETAILS

C-Store: 3,168/sf

- * Equipment Available (Optional w/Lease)
- * Shared Restroom
- * POS System

Coffee Shop: 1,249/sf

- * Equipment Available (Optional w/Lease)
- * Restrooms
- * Drive-Thru Window

Storage/Shop: 1,680/sf

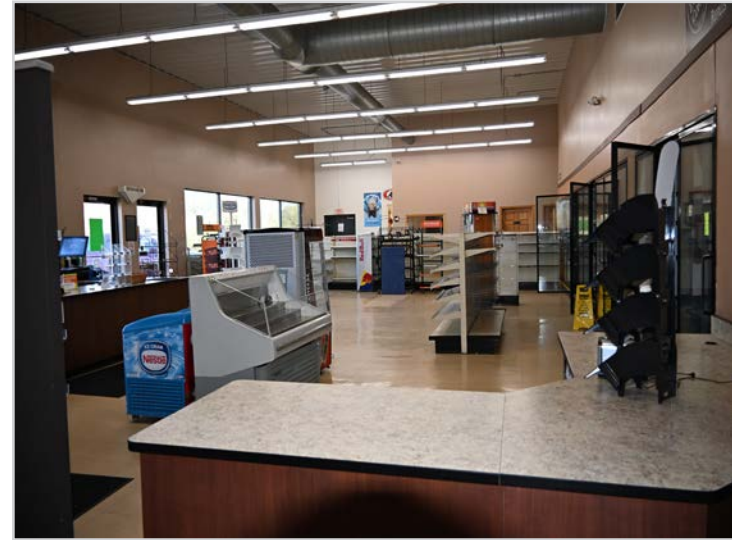
- * Clear Height 15'
- * Overhead Door 14' x 12' (Drive-In)
- * 3 Phase Power
- * Restroom

Auto Repair Space: 4,872/sf

- * Floor Oil Separator
- * Floor Drain
- * Two Overhead Doors 14' x 12' and 14' x 10' Drive-Thru
- * Two Ceiling Unit Heaters
- * Office Area - Reception and Waiting Area
- * Private Office
- * Restroom

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INTERIOR - C-Store 3,168/sf



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INTERIOR - Coffee Shop 1,249/sf



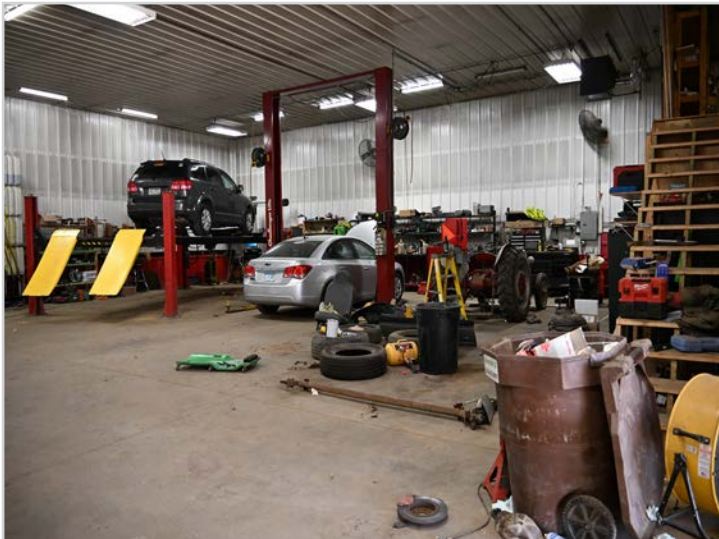
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INTERIOR - Storage/Shop 1,680/sf



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EXTERIOR - Auto Repair 4,872/sf



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