

# Confidential Retail/Showroom/Warehouse Building For Sale

OSSEO, MN



## RETAIL/SHOWROOM PROPERTY FOR SALE

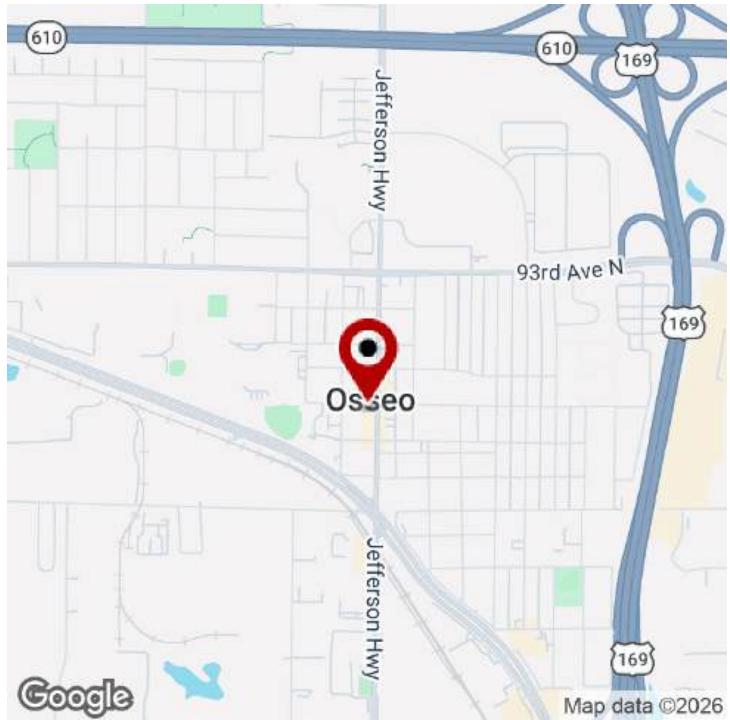
PRESENTED BY:

**KW COMMERCIAL**  
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Maple Grove, MN 55369

**AMBER LANGE**  
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**RETAIL/SHOWROOM/WAREHOUSE BUILDING FOR SALE**

233 Central Ave, Osseo, MN 55369

**PROPERTY DESCRIPTION**

This is a confidential listing. This 11,804 SF commercial building is located in the heart of Downtown Osseo and has undergone substantial renovation, resulting in a modern highly functional space well suited for retail and warehouse use. The flexible layout supports both single and multi-tenant configurations, making the property an attractive option for owner users or investors.

The front of the building features a retail showroom with 3,710 SF, updated finishes, modern lighting, and flows into the central office area with private offices and a break room. The 5,502 SF warehouse space offers a drive in door, restroom and access to the 2,592 SF basement level which is great for storage.

The building is completely sprinkled throughout and includes 5 parking spaces behind the building for staff or deliveries. Extensive interior upgrades include stained concrete floors, new cabinetry and countertops, upgraded LED lighting and electrical systems, integrated AV and security systems, architectural finish enhancements, servicing of rooftop HVAC units, and various code compliance and repair updates.

The seller is also open to a sale leaseback, subject to mutually agreeable terms, offering immediate income potential. Overall, this is a move in ready commercial property with modern improvements, flexible layout options, and minimal capital expenditure requirements.

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## BUILDING INFORMATION

Tenancy	Multiple
Ceiling Height	13 ft
Minimum Ceiling Height	12 ft
Number of Floors	2
Average Floor Size	9,212 SF
Year Built	1997
Year Last Renovated	2023
Gross Leasable Area	11,804 SF
Construction Status	Existing
Condition	Excellent
Parking	5 Space and Street Parking
Sprinklers	Yes
Drive-in Door	1

## PROPERTY HIGHLIGHTS

- 11,804 SF - total building square feet
- 5,502 SF - warehouse space
- 3,710 SF - retail and office space
- 2,592 SF - lower level storage space
- Flexible retail / office / showroom / warehouse use
- Single or multi-tenant layout potential
- Fully sprinkled
- Drive-in door
- 12' clear height
- Modern showroom, retail, office build out
- Five (5) rear parking spaces with front street parking
- Open to a sale leaseback

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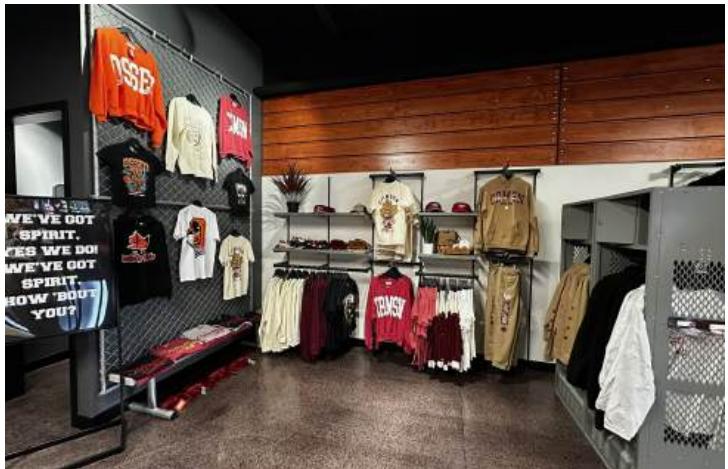
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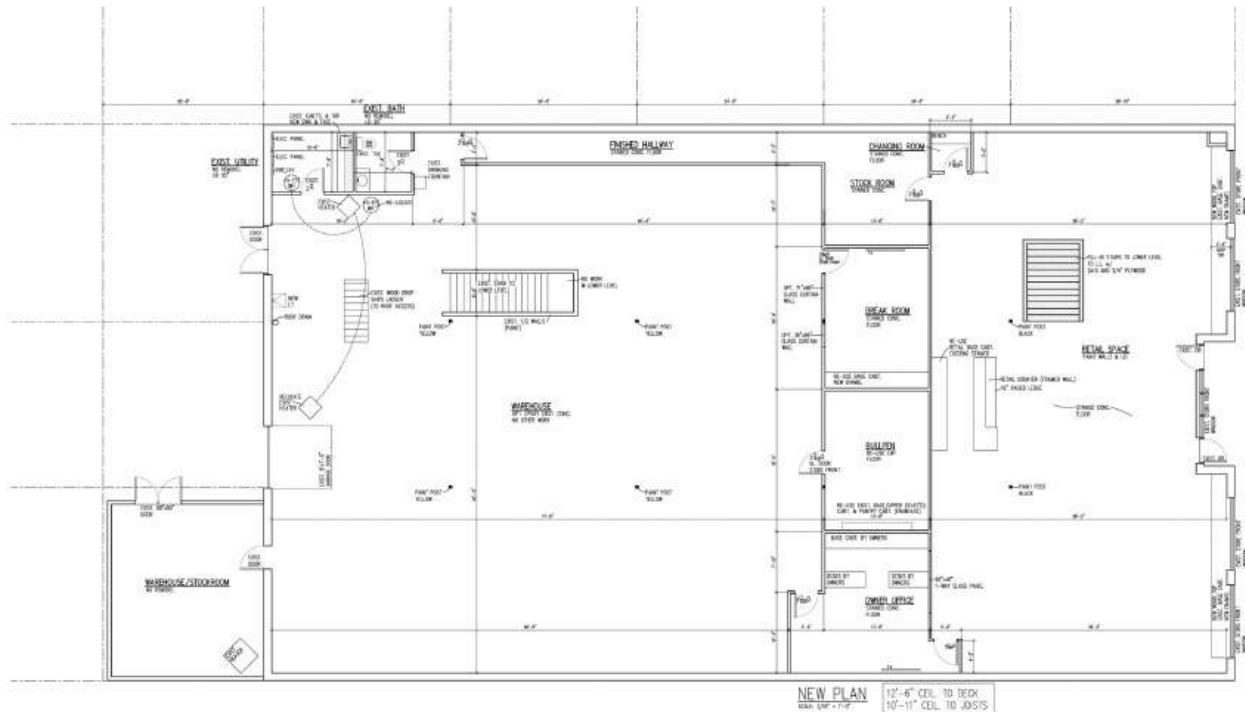
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## RETAIL/SHOWROOM/WAREHOUSE BUILDING FOR SALE



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PROJECTS:  
COMMERCIAL BUILD-OUT OFFICE & WAREHOUSE



SILVA LLC  
233 CENTRAL AVE  
OSSEO, MN 55369

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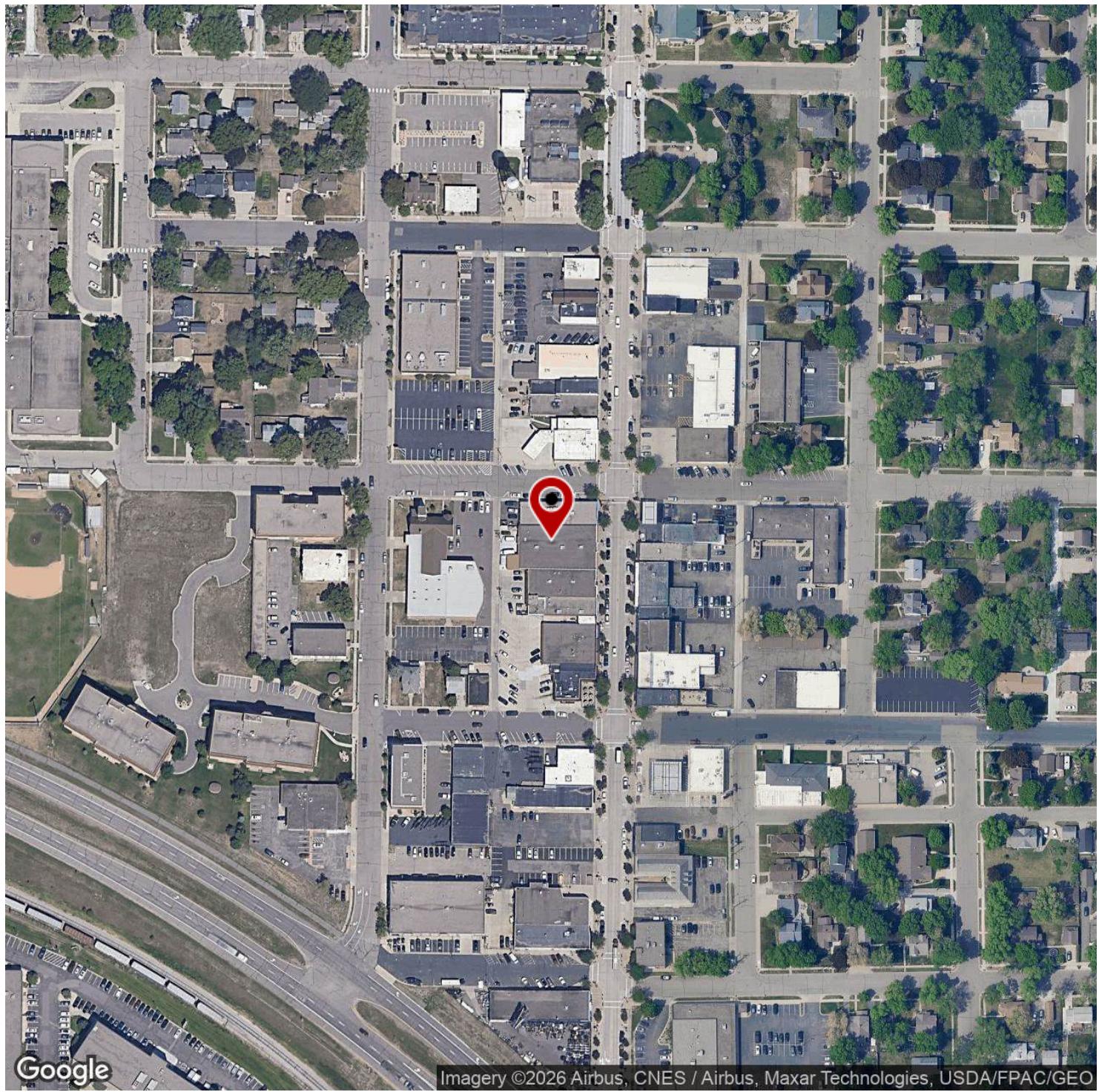
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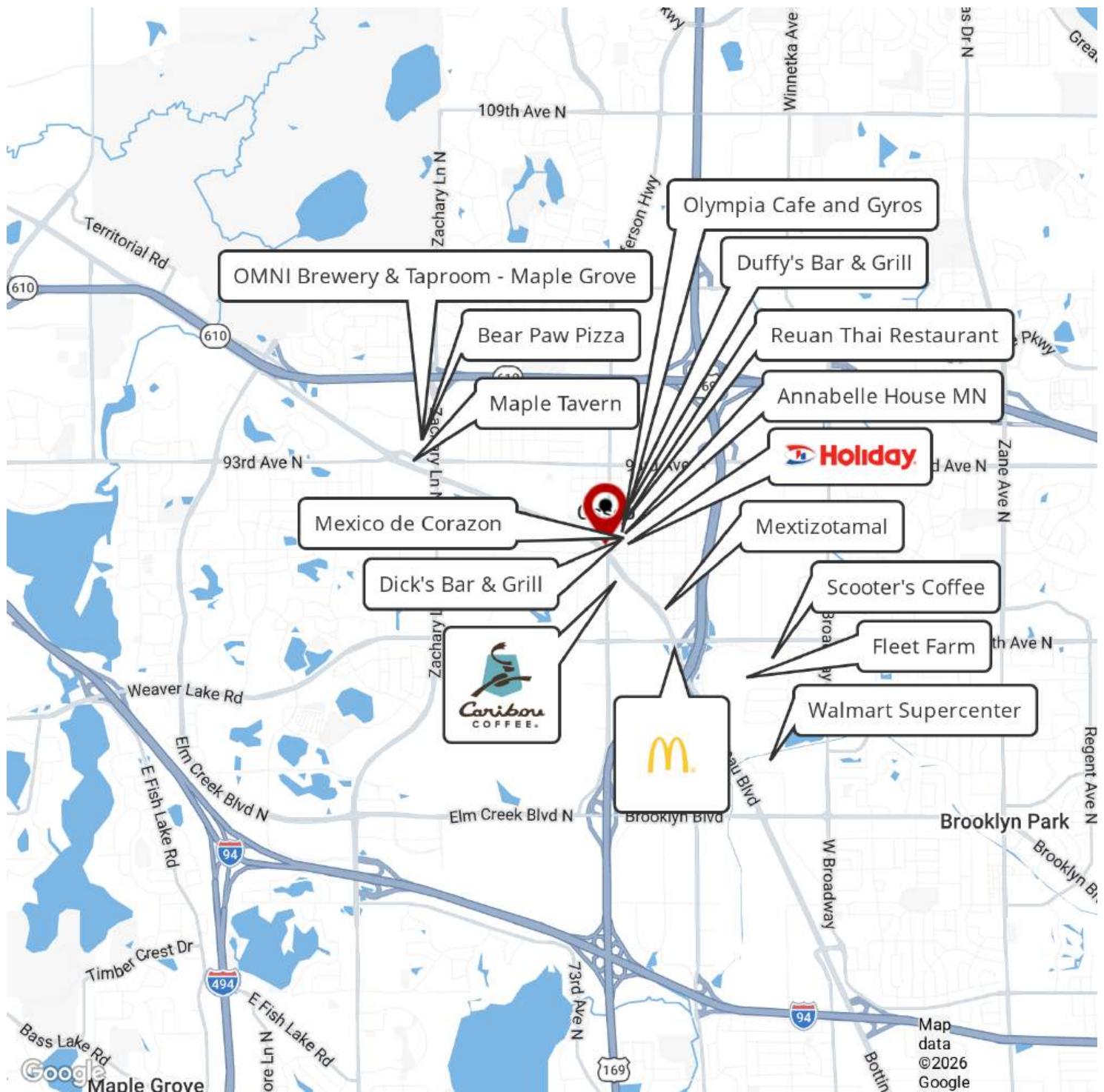
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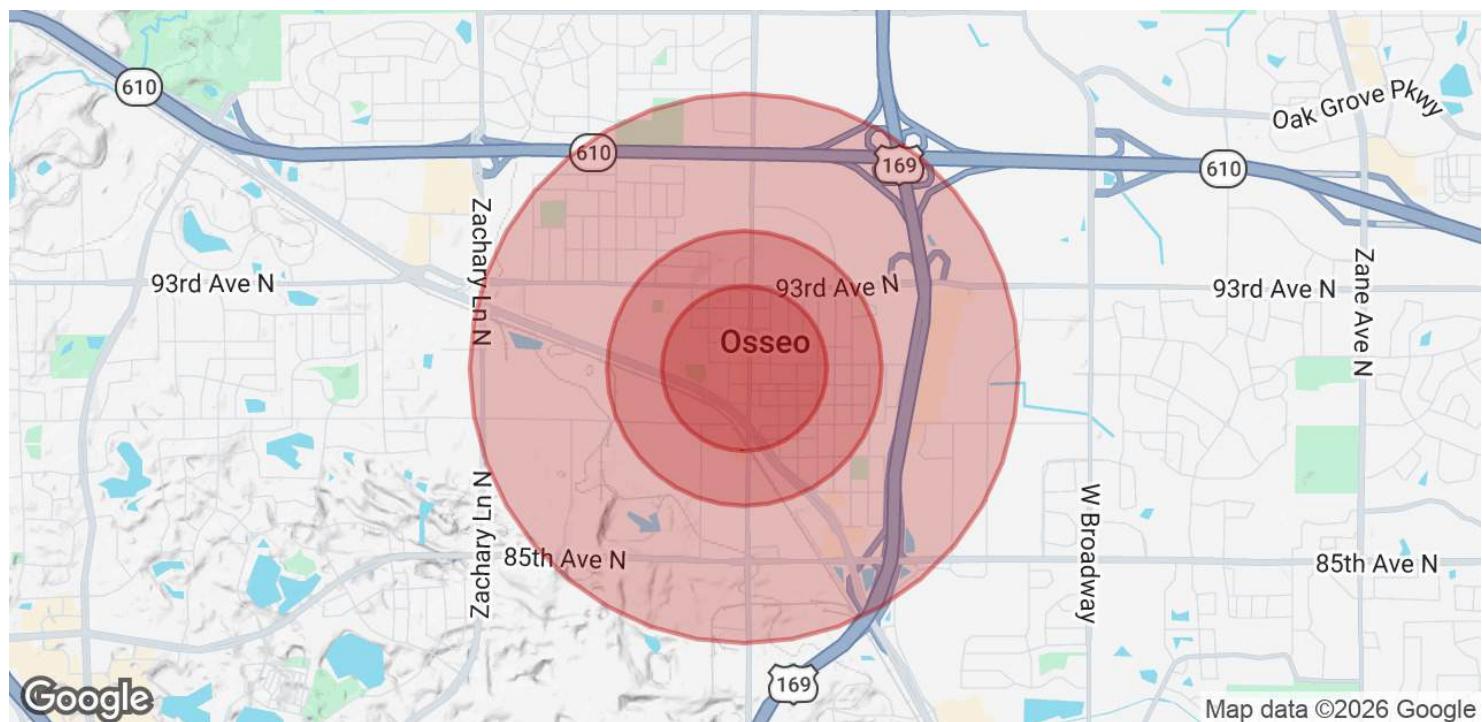
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,005	2,317	4,164
Average Age	48	46	44
Average Age (Male)	44	43	42
Average Age (Female)	51	48	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	502	1,095	1,804
# of Persons per HH	2	2.1	2.3
Average HH Income	\$111,060	\$108,658	\$113,848
Average House Value	\$295,166	\$318,369	\$339,226

*Demographics data derived from AlphaMap*

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