



COMMERCIAL REALTY SOLUTIONS

For Lease
Retail Space



BIG LAKE

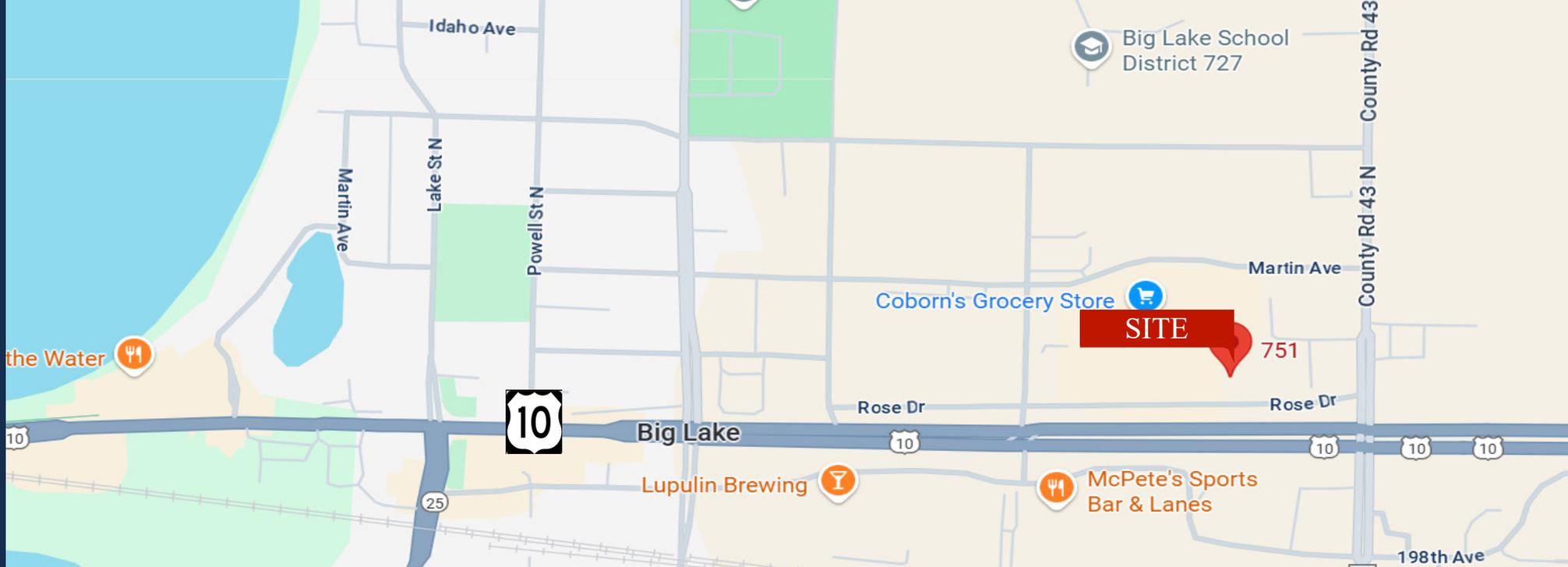
Retail Space

Lease Rate: **\$13.00/psf**

Building Size: **14,000/sf** Space Available: **1,312/sf**

751 Rose Drive, Big Lake, MN 55309

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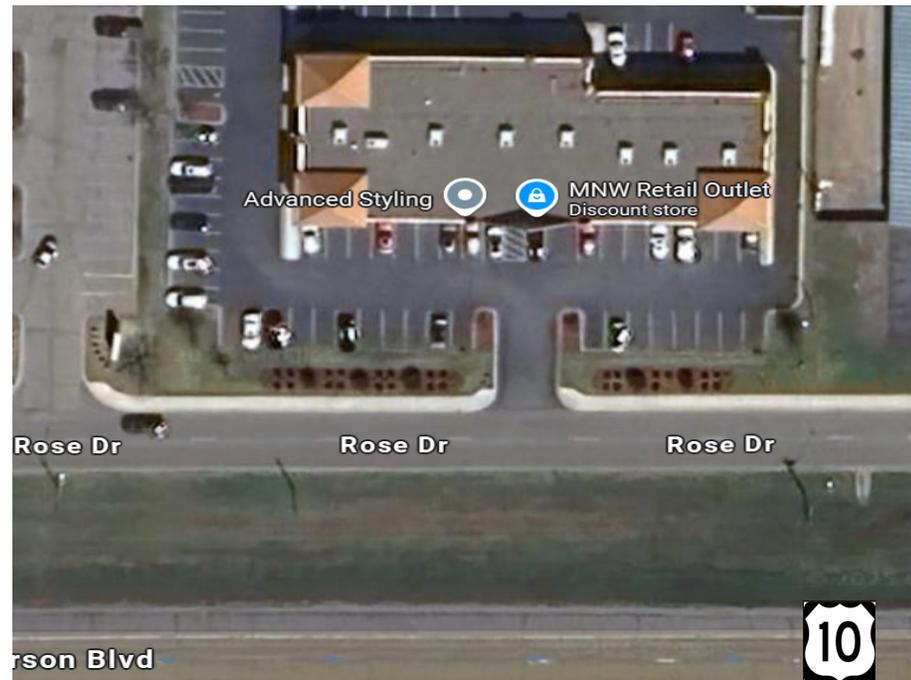


PROPERTY LOCATION

- * Located on Highway 10 Access Road
- * High Visibility Location Next to Thriving Businesses
- * Minutes from I-94
- * Businesses in the Area:
Advanced Styling, Great River Spine & Sport, Coborn's, MN Wholesale, Lake Dental Care, Little Duke's, McPete's, Great Clips, Trails Grill & Sports Bar

TRAFFIC COUNTS - 2024

- * Highway 10 - 20,275 VPD
- * County Road 43 - 5,599 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

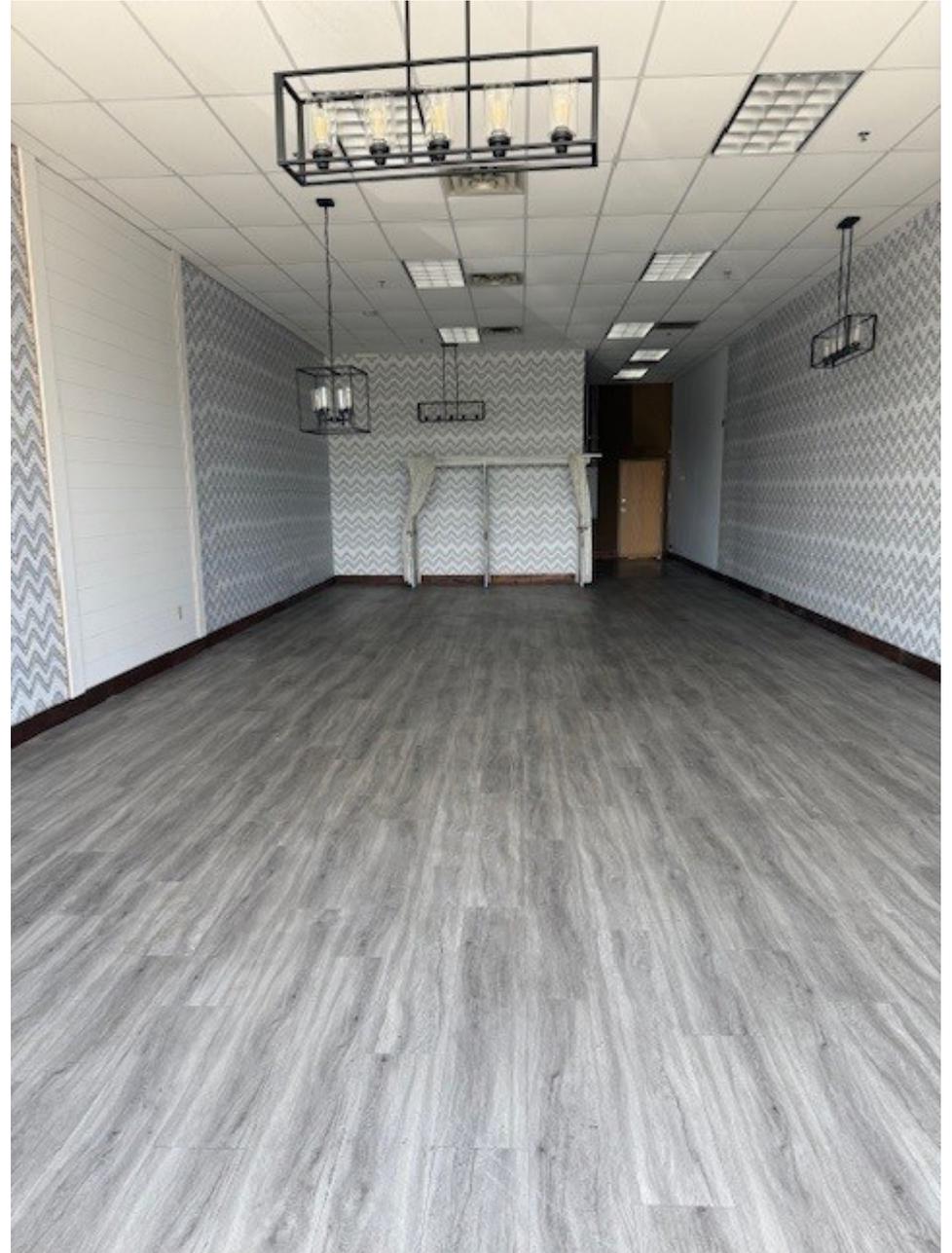
751 Rose Drive, Big Lake, MN

Lease Rate

\$13.00/psf NNN

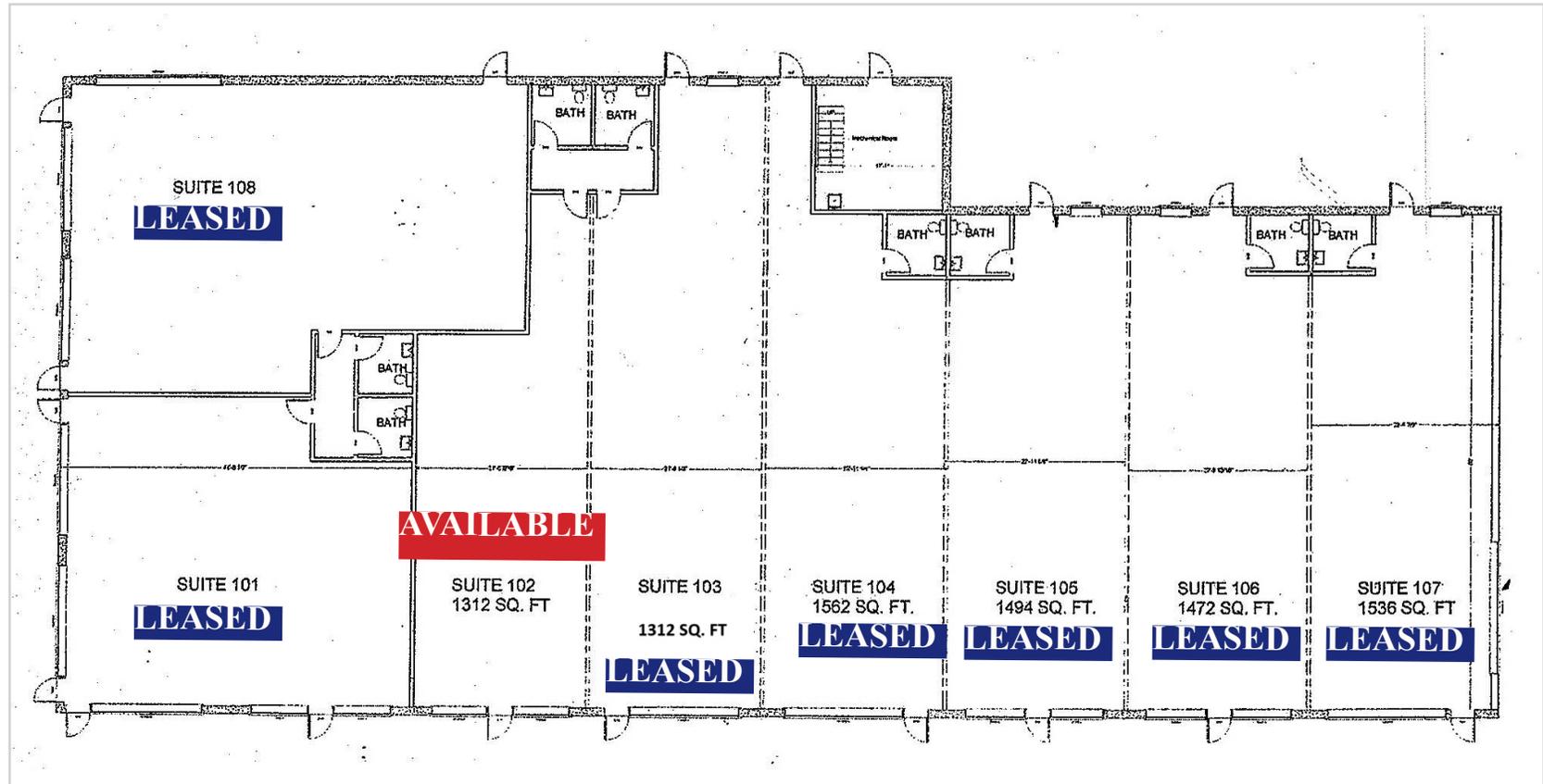
Operating Expenses: \$7.50/psf

Building Size	14,000/sf
Space Available	Suite 102 - 1,312/sf
County	Sherburne
PID	65-00582-0105
2025 Taxes	\$31,264.00
Zoned	B-2 General Business
Year Built	2013
Tenant	Multi-Tenant
Number of Floors	1



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FLOOR PLAN



JOIN THE CURRENT TENANTS

- * Great River Spine & Sport
- * Advanced Styling
- * MN Wholesalers

INTERIOR/EXTERIOR



PROPERTY INFORMATION

- * Individual Entrances (Front and Back)
- * Private Restroom
- * Building is Sprinklered

