



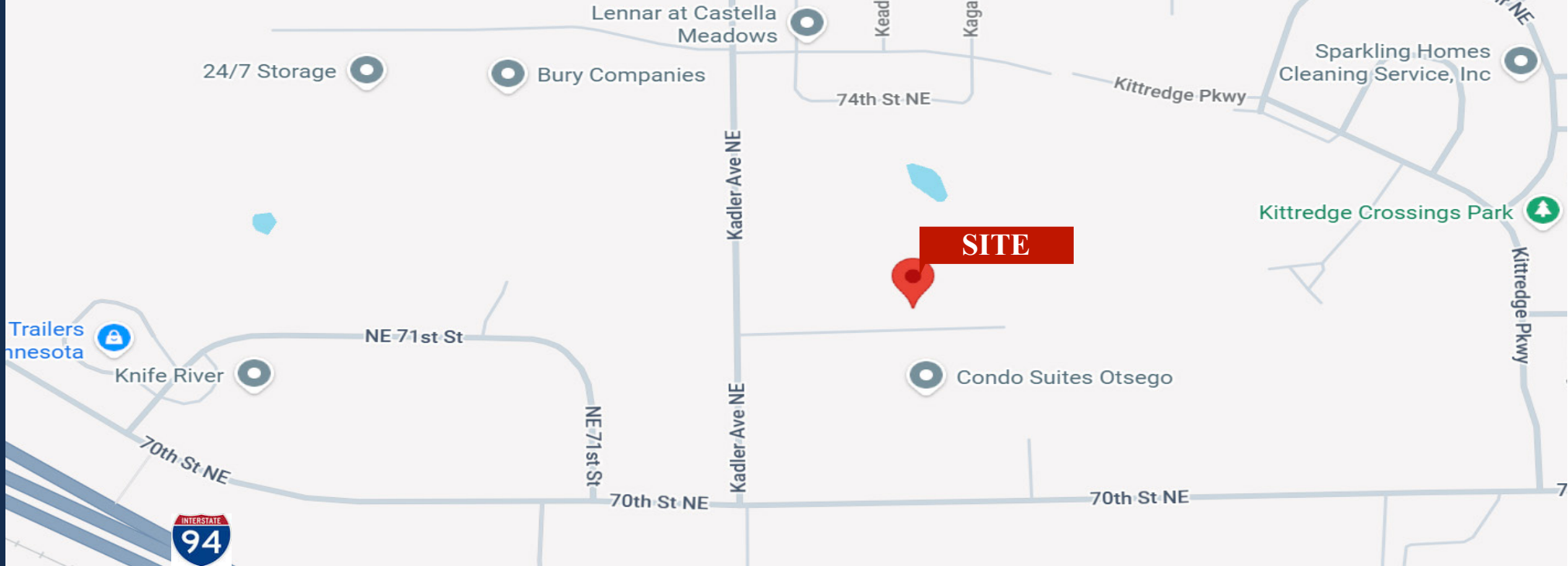
## OTSEGO INDUSTRIAL CONDO SUITES

**Sales Price: \$283,900 Lease Rate: \$1,500/NNN**

Building Size: 7,200/sf 6-Condo's  
(Minimum Divisible: 1,200/sf)

10120 - 10160 72nd St NE, Otsego, MN 55301

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## PROPERTY LOCATION

- \* North of I-94
- \* West of Labeaux
- \* Businesses in the Area Include:  
Bury Companies, Michels Corporation, Dakota Supply,  
Knife River, Kaleidoscope Charter School,  
Lennar at Castella Meadows and Kittredge Crossings Townhomes

### TRAFFIC COUNTS - 2024

- \* I-94 - 65,079 VPD
- \* 70th Street NE - 4,420 VPD
- \* Kadler Ave NE - 1,313 VPD



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# PROPERTY OVERVIEW

10120-10160 72nd St NE, Otsego, MN

Sales Price  
**\$283,900.00**

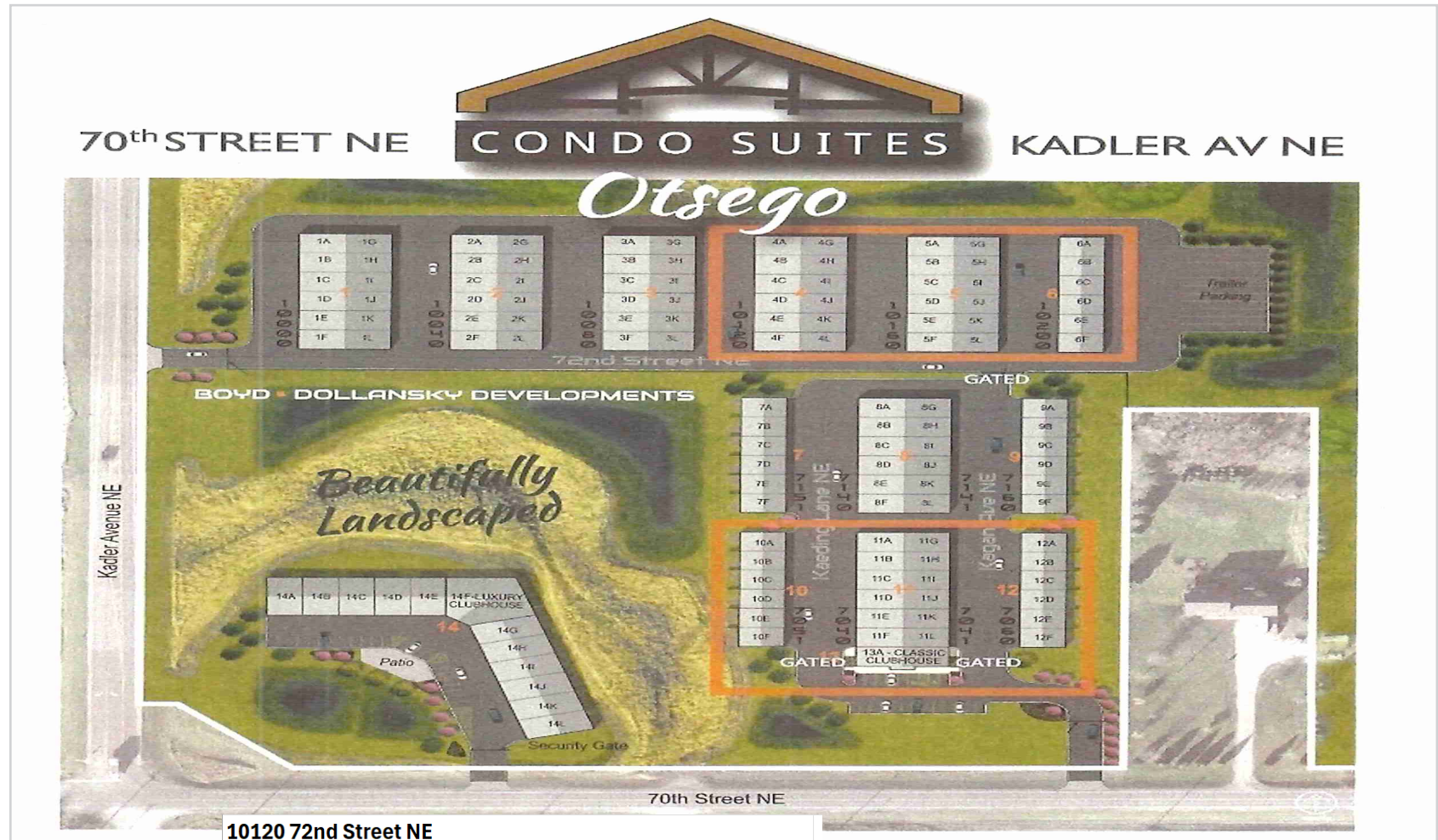
Lease Rate  
**\$1,500.00 NNN**

Operating Expenses	\$500.00 (Taxes \$250, HOA \$250)
Building Size	7,200/sf (Min. Divisible 1,200/sf) (6-Condo's - 30' x 40' each)
Wright County PIDs	10120 - 4D 118392014010 10120 - 4E 118392014010 10120 - 4F 118392014010 10160 - 5D 118392015010 10160 - 5E 118392015010 10160 - 5F 118392015010
Zoned	PUD Planned Unit Development
Year Built	2025
Number of Floors	One (1)
Other	Maintenance Free Exterior Parking Spaces - 3 to 4



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# SITE PLAN



## 10120 72nd Street NE

4D	118-392-014010-4D	1,200/sf	Available
4E	118-392-014010-4E	1,200/sf	Available
4F	118-392-014010-4f	1,200/SF	Available

## 10160 72nd Street NE

5D	118-392-015010-5D	1,200/sf	Available
5E	118-392-015010-5E	1,200/sf	Available
5F	118-392-015010-5F	1,200/sf	Available



# INTERIOR PHOTOS



## PROPERTY INFORMATION

- \* Steel Lined & Insulated Interior Walls & Ceilings
- \* 5 Inch Concrete Floors with Drains
- \* City Water & Sewer
- \* 100 Amp Electrical Service, 3 Phase Available
- \* Hanging Natural Gas Heater
- \* LED Lighting
- \* Exterior Lighting & Landscaping
- \* High Speed Internet Available
- \* 18' Clear Height
- \* 12' x 14' Insulated O.H. Door w/Windows & Jack-Shaft Heavy Duty Opener
- \* 1 Steel Entry Door
- \* Plumbing Stubbed for Bathroom

*(Association Includes: Trash Removal, Lawn Maintenance & Snow Removal)*