



PREMIER
COMMERCIAL
PROPERTIES

FOR SALE



For Sale

13720 Lincoln Street NE, Ham Lake, MN

AVAILABLE SPACE

- Owner User or Multi-tenant Investment
- Total building size 15,392 SF
- Total land size 1.25 Acres
- Currently 3 Tenant spaces
 - All month to month leases
 - Leases are full service gross
- Great visibility and frontage to Bunker Lake Blvd.
- Easy access to Highway 65 (Central Avenue)

PROPERTY DETAILS

Sale Price \$2,300,000
2025 Taxes \$40,524.08

FOR MORE INFORMATION, CONTACT

Marty Fisher / Mike Fisher

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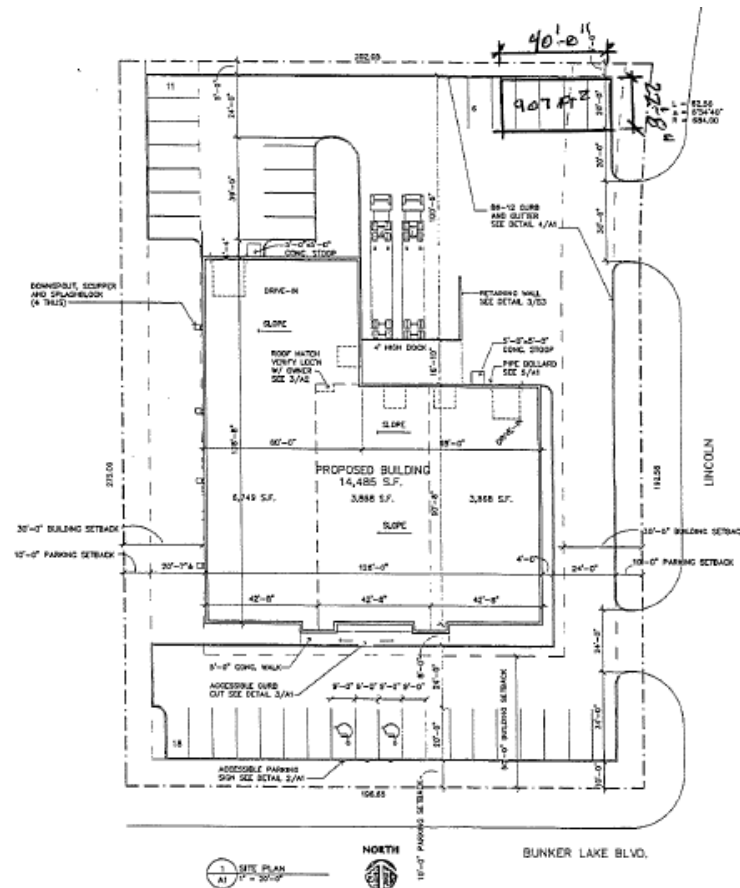
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CONTACT: Marty Fisher

MOBILE: 612-708-2873

EMAIL: mfisher@premiercommercialproperties.com



- Total size 15,392 SF (includes 907 SF outbuilding)
- Can be used for owner occupier
- Can be easily used for multi-tenant or combination
- Potential 3 or 4 tenant spaces
 - 3,868 SF w/ 14' drive in door
 - 3,868 SF w/ 8' drive in door
 - 6,749 SF w/ 14' drive in door & common dock
- Block Construction, built in 1999
- 2- 14' drive in doors, 3 – 10' drive-in doors
- 600 amps 120/208 3-phase power
- 1- Common dock
- 33 marked surface stalls
- 16' Clear height
- Well and septic



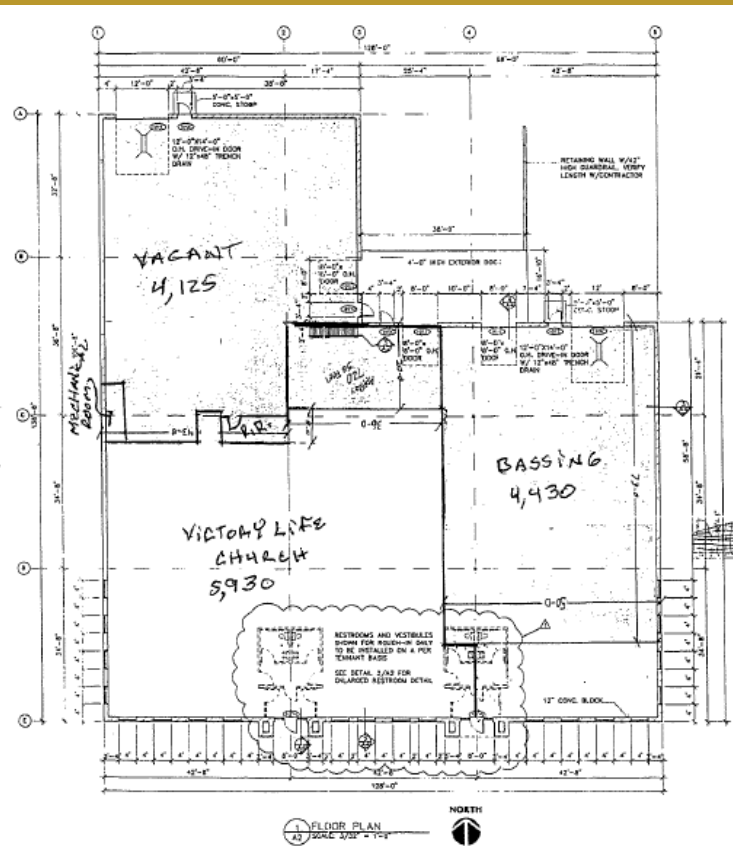
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- Currently 2 Tenants using the building
 - Victory Life Church 5,930 SF
 - Month to month Lease
 - Low gross rent
 - Bassing Electric 4,430 SF
 - Month to month Lease
 - Low gross rent
- Vacant space behind church 4,124 SF
 - Could be combined with church space



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Out building
907 SF





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