



COMMERCIAL REALTY SOLUTIONS

**For Sale  
Redevelopment  
Site**



**High-Profile Redevelopment Lots on  
Becker's Most Visible Corridor!**

**BECKER**

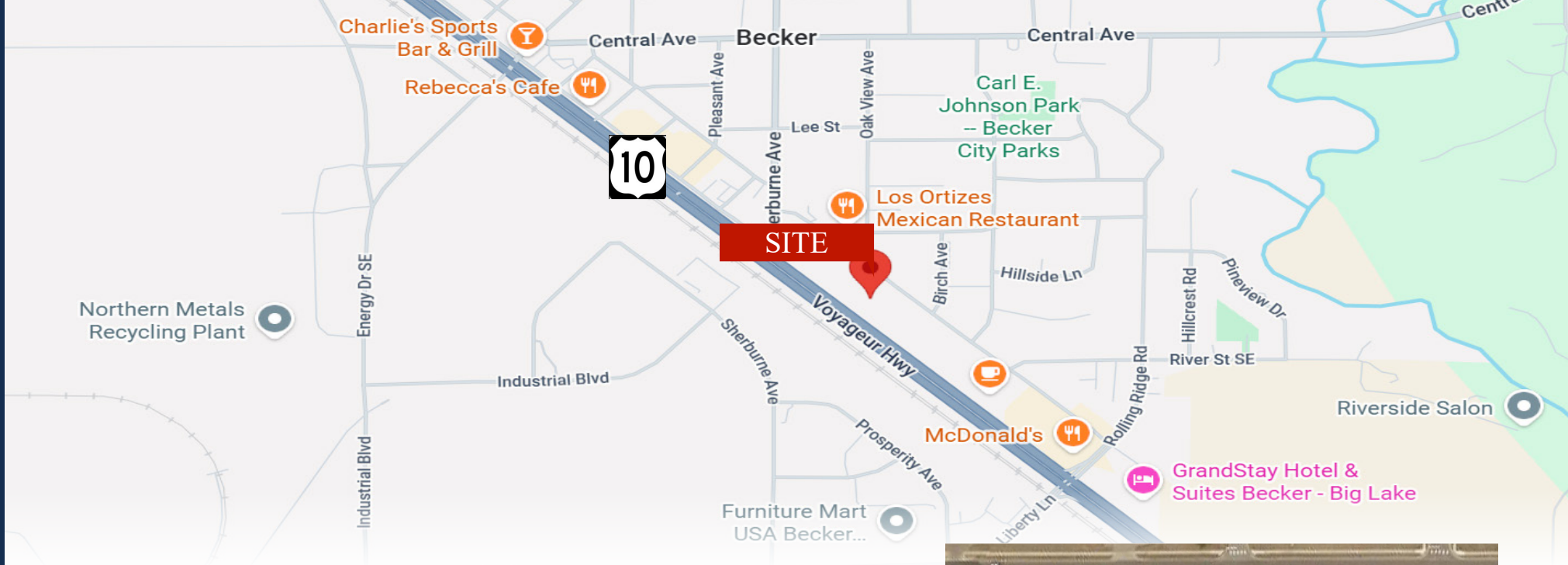
**Commercial Development Land**

**Sales Price: \$5.75/sf**

**Lot Sizes: 1.25 to 1.80 Acres (Negotiable)**

12575 Oakview Avenue, Becker, MN 55308

Doug Cook, Broker  
651.333.2170  
DCook@Crs-Mn.com



## PROPERTY LOCATION

- \* North of Hwy 10
- \* Convenient Access and Strong Visibility
- \* Quick Access to I-94 from Hwy 25 located 4 Miles South

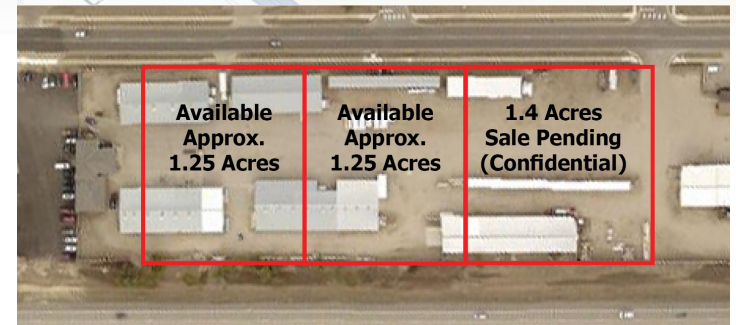
### TRAFFIC COUNTS - 2025

- \* Highway 10 - 18,770 VPD
- \* Bank Street - 4,801 VPD

### Businesses in the Area:

Country Lumber, TJ Potter Trucking, Becker Veterinary Clinic, Bill's Superette, Charlie's Sports Bar, G-Will Liquors, Manufacturing Partners, Sherburne State Bank, Kwik Trip and more.

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Lot Division Options: See Description of Illustration on Page 3

# PROPERTY OVERVIEW

12575 Oakview Avenue, Becker, MN

Sales Price  
\$5.75/sf

Lot Sizes	1.25 to 1.80 Acres (Negotiable)
Sherburne County	PID: 60-00406-0430
2026 Taxes	\$27,904.00
Zoned	CC - Community Commercial

# PROPERTY INFORMATION

This 3.90-acre high-profile site represents a rare infill redevelopment opportunity created by the relocation of a long-standing lumber yard. With exceptional visibility along Becker’s most traveled corridor, multiple points of access, and surrounding commercial activity already in place, the property offers developers and owner-users a chance to secure a premier position in a market where comparable, high-exposure land is increasingly scarce. A sale is currently pending on approximately 1.4 acres, underscoring strong demand for this location. The site’s size, exposure, and zoning flexibility make it well-suited for a wide range of commercial and professional users seeking long-term visibility and growth. Existing open-frame and metal-sided cold storage buildings may be removed by the owner, as needed, to accommodate buyer-specific site plans.

The property is zoned CC (Commercial), allowing for a broad range of permitted uses, including administrative, executive, financial, professional, real estate, insurance, and medical offices; service and trade-support businesses; light retail and showroom uses; printing and business services; warehousing and storage; and similar commercial operations.

The remaining land (approximately 2.5 acres) offers flexible subdivision options, including configurations as a single parcel or smaller user-sized lots. Buyers can tailor site size and layout while maintaining strong visibility and access along Becker’s most prominent corridor. Offered at \$5.75 per square foot, the property provides continued exposure to Highway 10 and Bank Street. Illustrated layouts on page 2 are conceptual only; final configurations are subject to seller, zoning and municipal approvals.

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# EXTERIOR PHOTOS



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