



## PROPERTY INFORMATION

\* Sales Price **\$389,000.00**

\* Lease Rate **\$13.50/Net**

\* Lot: 0.38 acres

\* Building is 3,800 SF

Space Available:

\* Suite 1: 1,110/SF

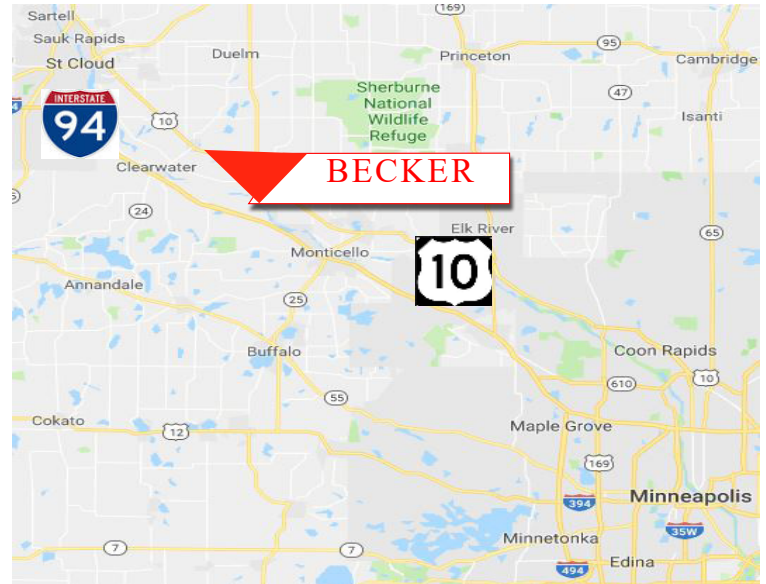
\* Sherburne County PID 60-404-0125

\* Taxes 2019 \$7,742.00

\* Zoned: 233 Commercial/Retail

\* Businesses in the area include:

Subway, Godfather's Pizza, Becker Inn & Suites,  
Coach House, Deli Plus, Shell, Snap Fitness,  
Sherburne State Bank and more . . . .



**Contact:**

**JOSEPH ELAM**

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COMMERCIAL REALTY SOLUTIONS

# For Sale/Lease Commercial Strip Mall 13848 1st St SE, Becker 55308



## PROPERTY INFORMATION

- \* Great Investment Property
- \* Great Visibility & Easy Access to Highway 10
- \* North Side of Hwy 10 on Frontage Road
- \* High Demand Space in Growing Community
- \* Minutes from Monticello and Elk River

## TRAFFIC COUNTS - 2018

- \* Highway 10 - 22,300 VPD

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# For Sale/Lease Commercial Strip Mall 13848 1st St SE, Becker 55308



## **PROPERTY INFORMATION**

\* Floor Plan Sketch - Not to Scale

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COMMERCIAL REALTY SOLUTIONS

# For Sale/Lease Commercial Strip Mall 13848 1st St SE, Becker 55308

**Suite 1:**  
**\* 1,110/SF End Cap w/Drive Thru Avail**



**Suite 2:**



## PROPERTY INFORMATION

- \* Multi Tenant Building
- \* Year Built: 1994
- \* 20 + Parking Stalls
- \* Clean, Well Maintained Building

**Suite 4: Recently Leased**

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