



PROPERTY INFORMATION

- * Sales Price **\$449,000.00**
- * Lease Rate **\$13.50/Net**
- * Lot: 0.36 acres
- * Building is 5,092 SF
 - * Available Space: 1,061/SF
- * Sherburne County PID 60-404-0250
- * Taxes 2018 \$10,812.00
- * 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
(320) 282-8410

JElam@commrealtysolutions.com



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease Commercial Strip Mall 13854 1st St SE, Becker 55308



PROPERTY INFORMATION

- * 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
- * Great Investment Property

TRAFFIC COUNTS - 2018

- * Highway 10 - 22,300 VPD

Contact:

JOSEPH ELAM

(320) 282-8410

JElam@commrealtysolutions.com



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease Commercial Strip Mall 13854 1st St SE, Becker 55308

Suite 1: Godfather's Pizza



PROPERTY INFORMATION

- * Multi Tenant Building
- * Year Built: 1995
- * Number of Floors: 1
- * Clean, Well Maintained Building
- * 20 + Parking Stalls

Suite 2: Available (photos below)



Contact:

JOSEPH ELAM

(320) 282-8410

JElam@commrealtysolutions.com



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease Commercial Strip Mall 13854 1st St SE, Becker 55308

Suite 3: Corrigan Construction



Suite 4: Liberty Tax



Suite 5: Subway



PROPERTY INFORMATION

- * 5 Unit Commercial Building
- * Anchored with 2 National Brands; Subway and Godfather's Pizza

Contact:

JOSEPH ELAM

(320) 282-8410

JElam@commrealtysolutions.com