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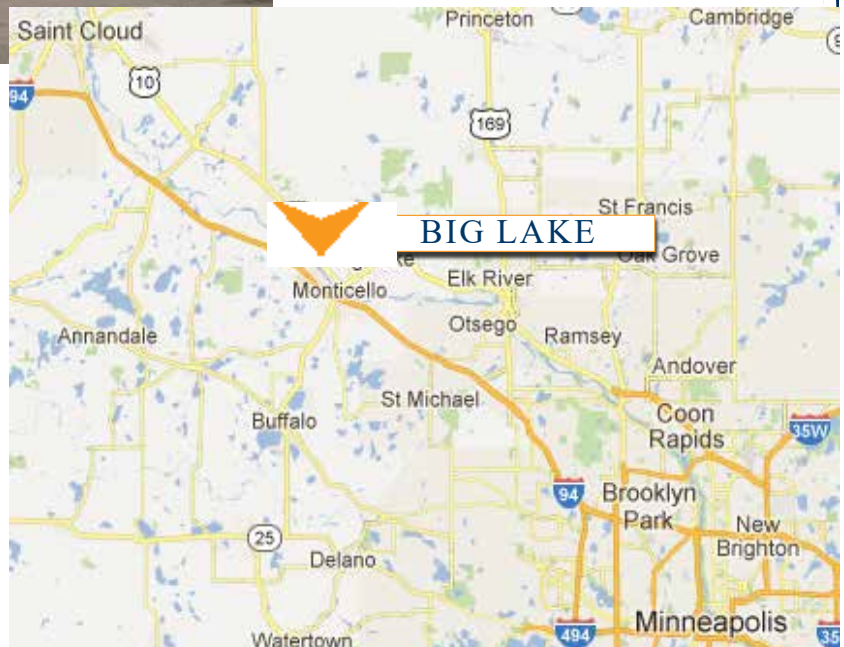
Big Lake - Retail Condo Building **FOR LEASE** 651 Rose Dr., Big Lake, MN 55309



**Great
Highway 10
Visibility/Access!**

PROPERTY INFORMATION

- * LEASE RATE **\$8.00/psf** (Net Lease)
(Plus Property Taxes & CAM \$4.00/psf)
- * Building is 11,320/sf
Space 2 is 2,050/sf (Vacancy)
- * Sherburne County PID 65-556-0006
- * End Units of a Multi-Tenant Building
- * Zoning is B-3 General Business District
- * Other businesses in the area include:
Lake Liquors, China Inn Buffet,
Hardware Hank, Subway, Eye Care
and much more!



Contact:
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3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

Big Lake - Retail Condo Building **FOR LEASE**

651 Rose Dr., Big Lake, MN 55309

**Great Visibility
and
Access to
Highway 10!**



PROPERTY INFORMATION

- * Part of Large Retail Complex
- * Quick and easy access to Highway 10
- * Other Retailers in the area include: Anytime Fitness, ProClips, Tire Maxx, Coborn's, Little Duke's, Totally Tan, Post Office and much more!
- * Minutes from Monticello and Elk River.

TRAFFIC COUNTS - 2015

- * Highway 10 - 17,700 VPD
- * County Road 43 - 4,900 VPD



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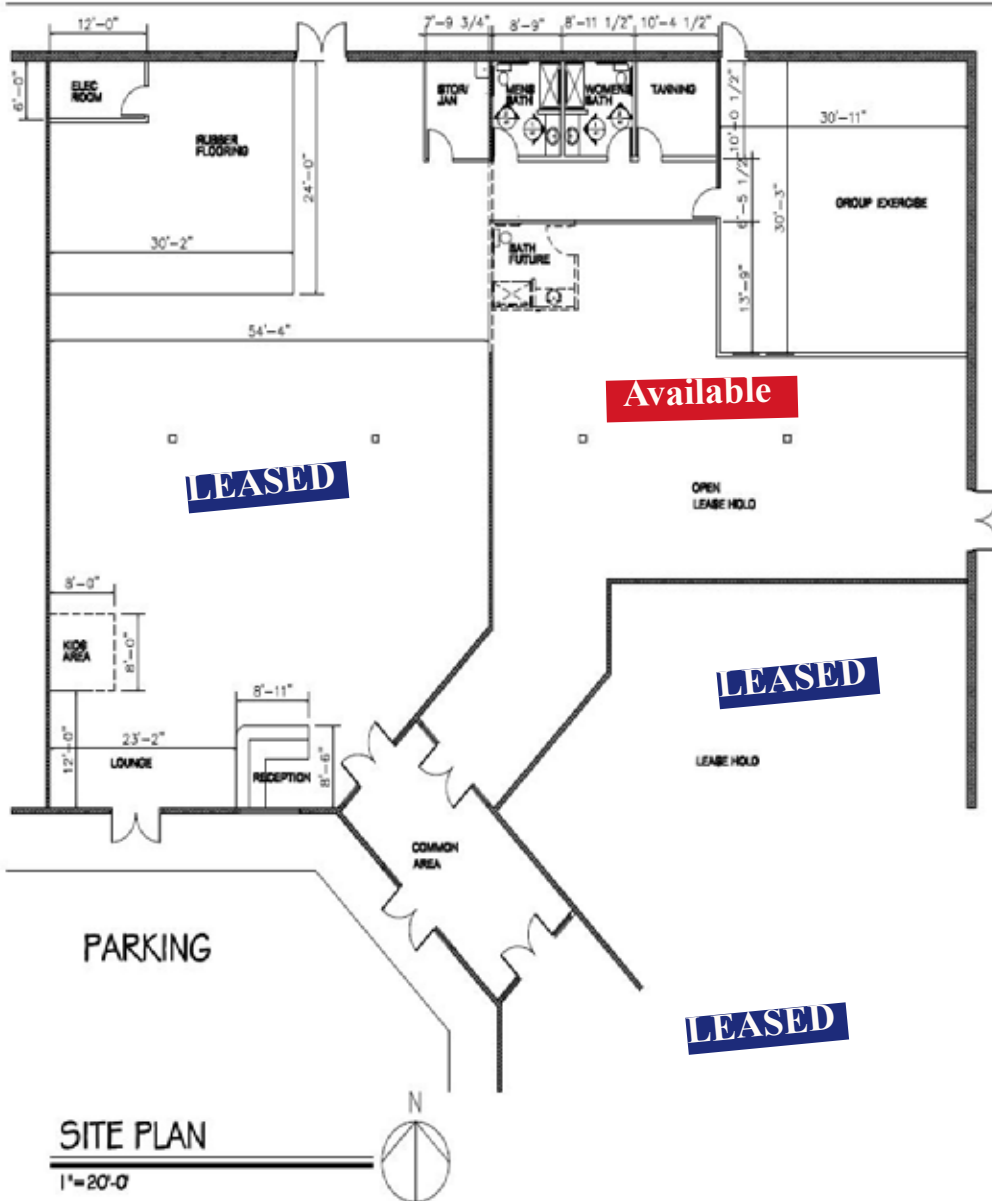
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Big Lake - Retail Condo Building

FOR SALE/LEASE

651 Rose Dr., Big Lake, MN 55309

Visibility
and
Access to
Highway 10!



PROPERTY INFORMATION

- * Building is fully sprinkled
- * Constructed in 1984
- * Sidewalls are 12'
- * Exterior walls are decorative concrete block veneer, EFIS with Stucco Veneer and metal sign panels.
- * Roof is metal standing seam rib panels
- * Units are metered separately
- * Heating/Cooling is natural gas ceiling mounted furnace units
- * Entry foyer is shared between 4 Suites



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**Big Lake - Retail Condo Building
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Foyer



Foyer



Foyer



Ready for build-out.

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