



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Big Lake - Commercial Building FOR SALE

611 Rose Drive, Big Lake, MN 55309



PRICE REDUCED

Great Highway Location!

PROPERTY INFORMATION

* Sales Price ~~\$639,000.00~~ REDUCED TO
\$395,000.00

* Building is 5,500/sf

* Lot is approximately .81 Acres

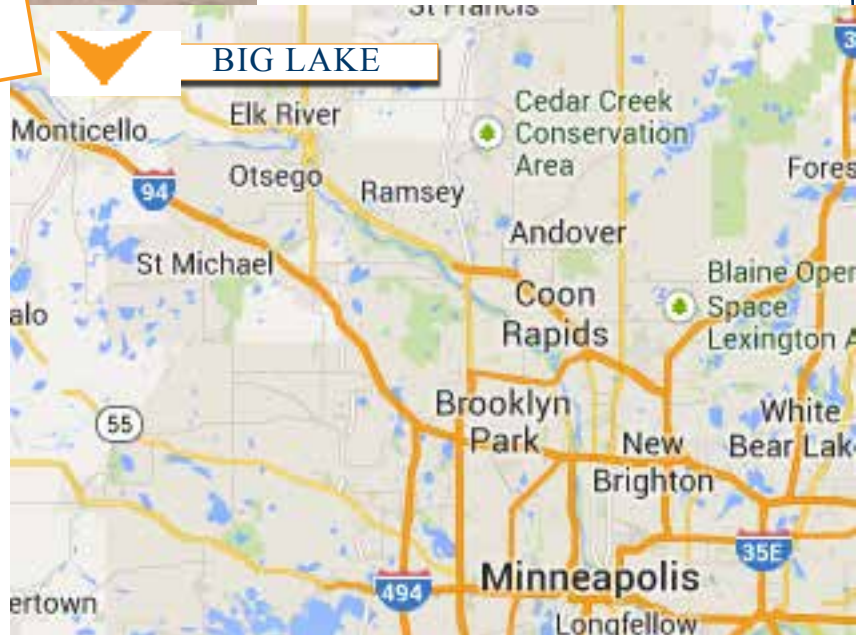
* Sherburne County PID 65-420-0150

* 2016 Taxes \$19,118.00

* Zoning: B-3 General Business

* Highway 10 Visibility and easy access

* Businesses in the area include: Dairy Queen, Subway, Coborn's, Klein Bank, McDonald's, Little Duke's, Lake Liquor, City of Big Lake office, Big Lake Police, and much more . . .



Contact:

WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com



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

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions, LLC has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions, LLC disclaims all liabilities in connection with any inaccuracies or incompleteness.

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TRAFFIC COUNTS - 2015

- * Highway 10 - 20,400 VPD
- * Phyllis St. - 1,800 VPD



PROPERTY INFORMATION

- * Quick and easy access to Highway 10
- * Businesses in the area include: Dairy Queen, Subway, Coborn's, Klein Bank, McDonald's, Little Duke's, Lake Liquor, City of Big Lake office, Big Lake Police, and much more . . .



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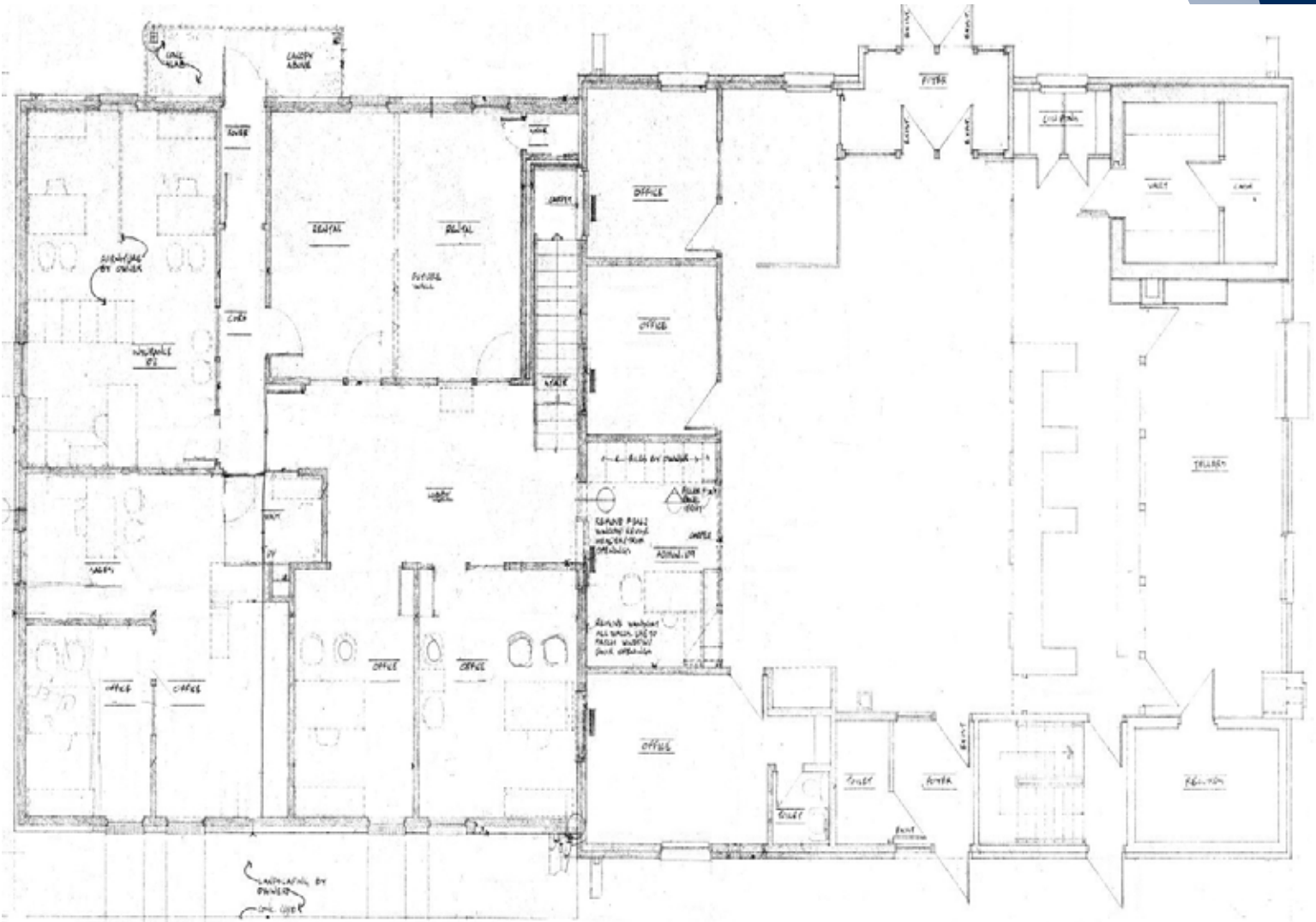
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Big Lake - Commercial Building

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**Single or
Multi Tenant
Building!**



Main Floor Plan

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Big Lake - Commercial Building

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611 Rose Drive, Big Lake, MN 55309

Former Bank
Building



Front Lobby



Teller Area

PROPERTY INFORMATION

- * Built in 1973
- * Shared Association Parking
- * Multiple Offices



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Big Lake - Commercial Building

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Single or Multi
Tenant Building!



Lower Level



Exterior Views

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