



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Big Lake - Commercial Space FOR LEASE

16777 Marketplace, Big Lake, MN 55309

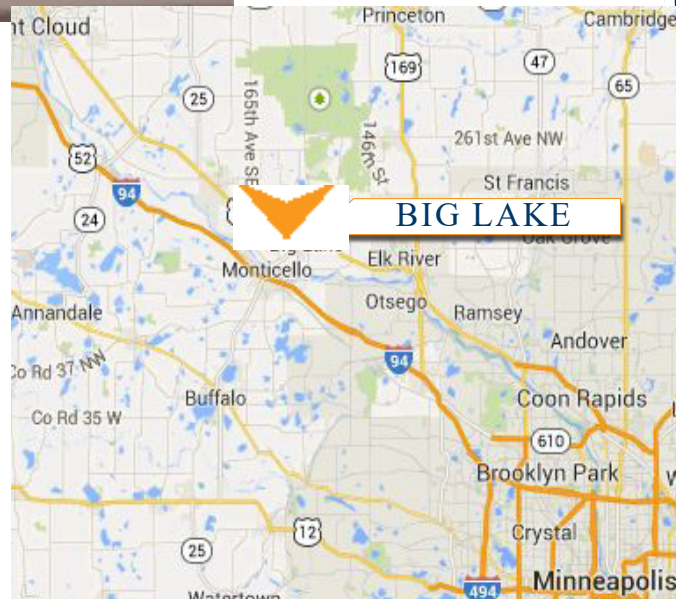
Operating
C-Store

High Quality
Construction
Very Clean



PROPERTY INFORMATION

- * Lease Rate Starting at **\$12.00/psf**
- * Operating Expenses \$5.85/psf
- * Building is 10,538/sf
 - Convenience Store 5,327/sf - OWNER OPERATED
 - Fast Food Restaurant 2,635/sf - LEASED
 - Retail Space 2,576/sf/divisible - AVAILABLE
- * Sherburne County PID 65-555-0105
- * Zoned: B-3 General Business
- * Businesses in the area include: Northstar Light Rail Station, Lil' Achievers Learning Center, Friendly Buffalo, Big Lake Lumber, Klein Bank, Advanced Styling, Lake Dental Care, Coborn's, Totally Tan, Great Clips and much more



Contact:

WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

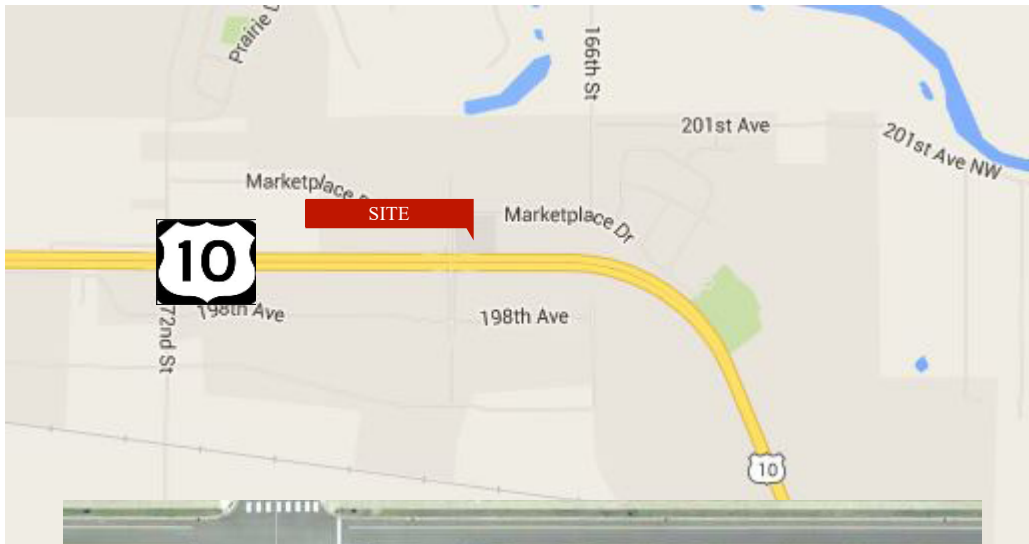
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TRAFFIC COUNTS - 2017

- * Highway 10 - 17,700 VPD
- * Lake Street - 10,800 VPD



PROPERTY INFORMATION

- * Located on the North side of Highway 10
- * Just 10 minutes from I-94
- * Signalized Intersection
- * Near Northstar Commuter Rail
- * High Traffic Area

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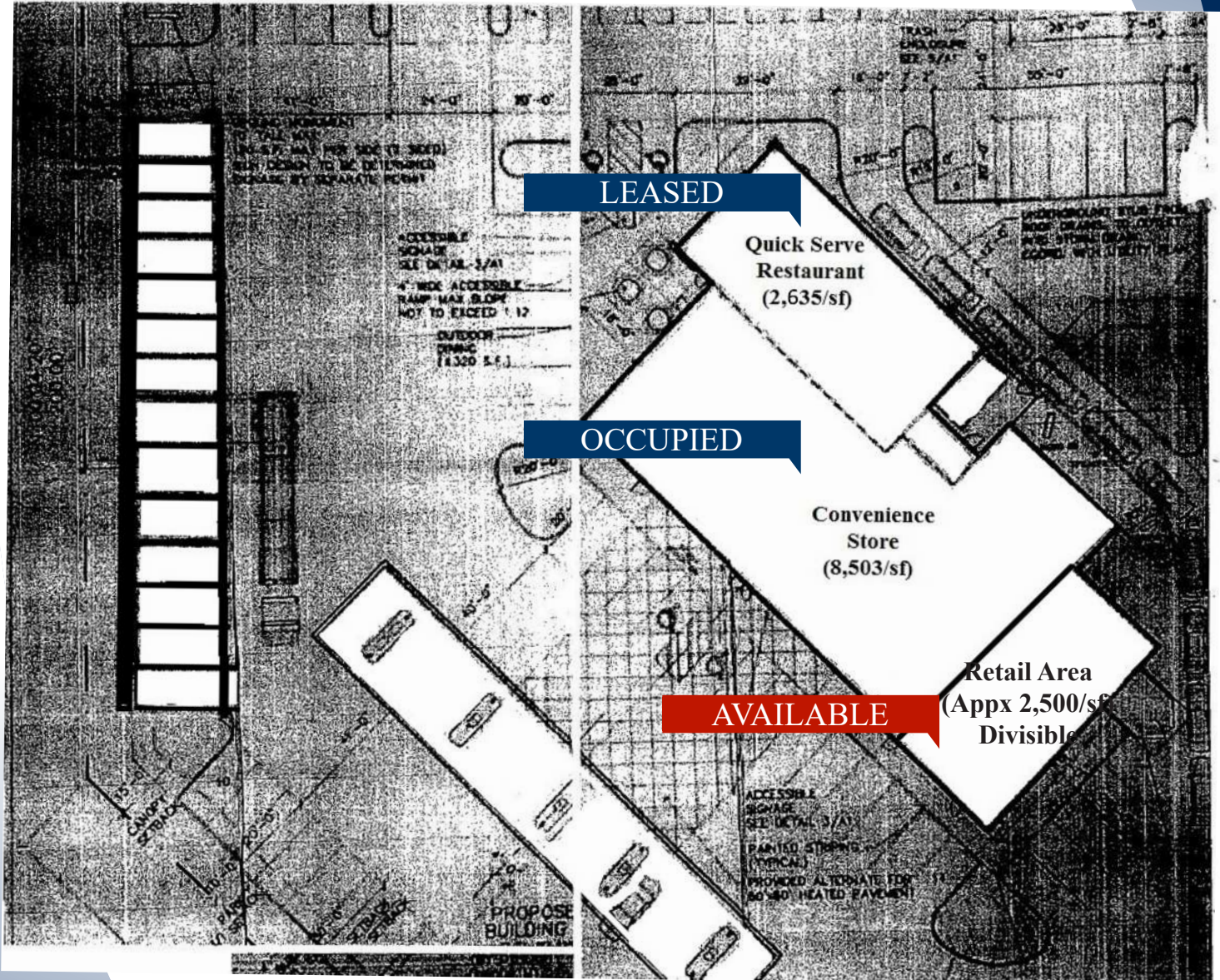
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Floorplan



Constructed 2007



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