



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Big Lake - Commercial Building FOR SALE/LEASE

16492 149th St. SE, Big Lake, MN 55309

**Great
Highway
Visibility!**



PRICE REDUCED



PROPERTY INFORMATION

- * Sales Price ~~\$695,000.00~~
REDUCED TO **\$525,000.00**
- * Lease Rate is Negotiable (Divisible)
- * Building is 11,888/sf
- * Lot is 1.86 Acres
- * Sherburne County PID 05.492.0110
- * 2015 Taxes \$17,590.00
- * Highway visibility and easy access
- * High traffic counts
- * Businesses in the area include:
Holiday Superstation, Peterson Potato,
a liquor store, bait store and more. . . .

Contact:

WAYNE ELAM
(763) 229-4982



WElam@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

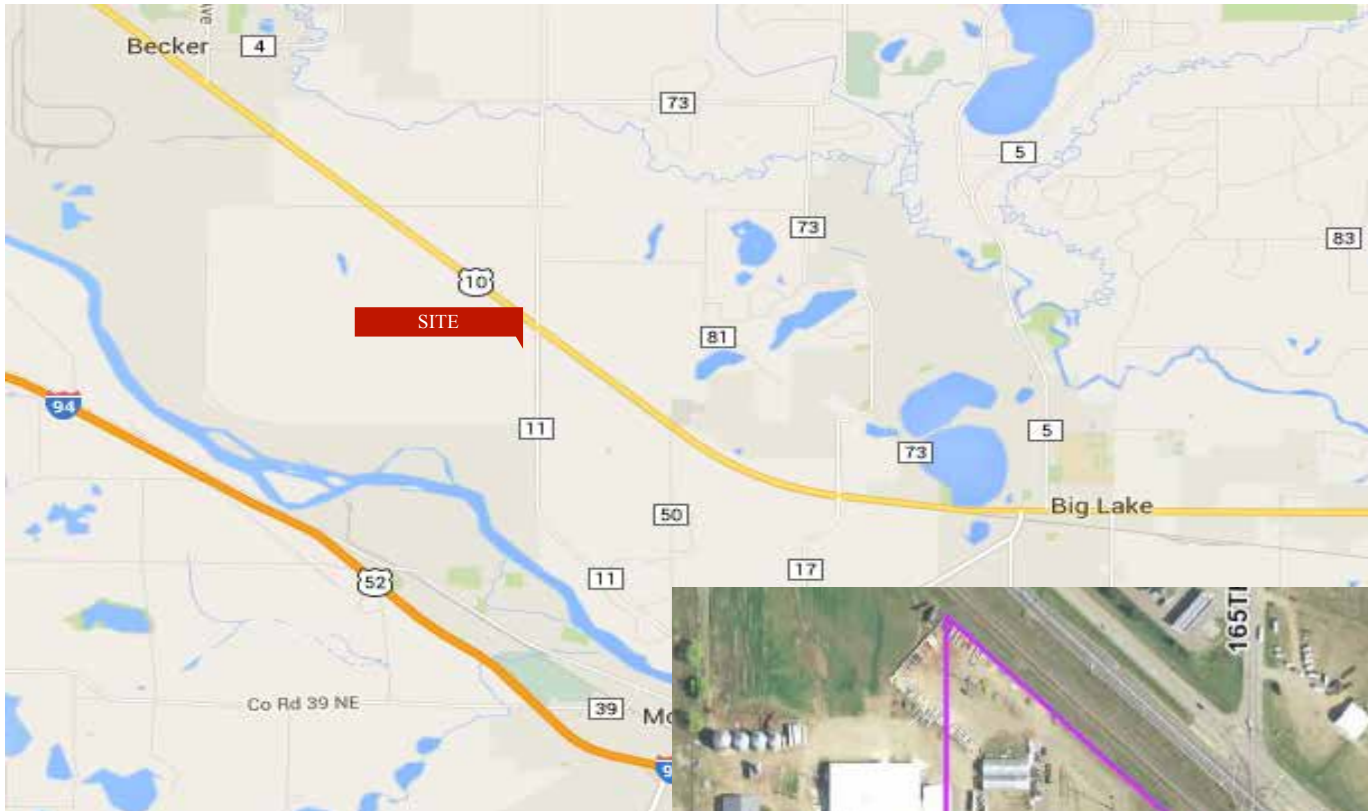
office 763 682 2400 fax 763 682 4524

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Great Highway
Visibility with
Easy Access!



PROPERTY INFORMATION

- * Located South of Highway 10 and West of County Road 11
- * Minutes to I-94 in Monticello
- * 23 Miles to St. Cloud and 29 Miles to Maple Grove

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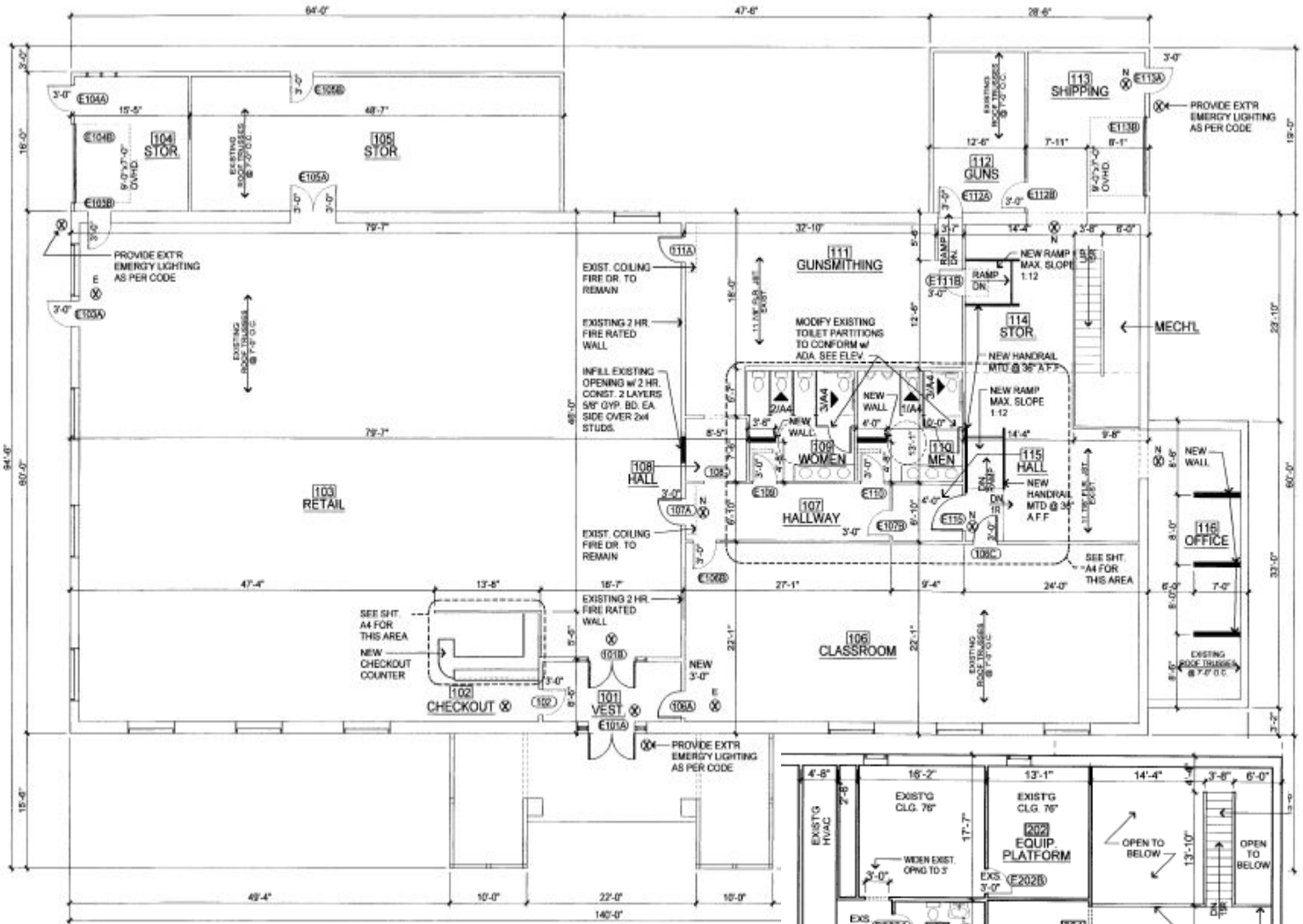
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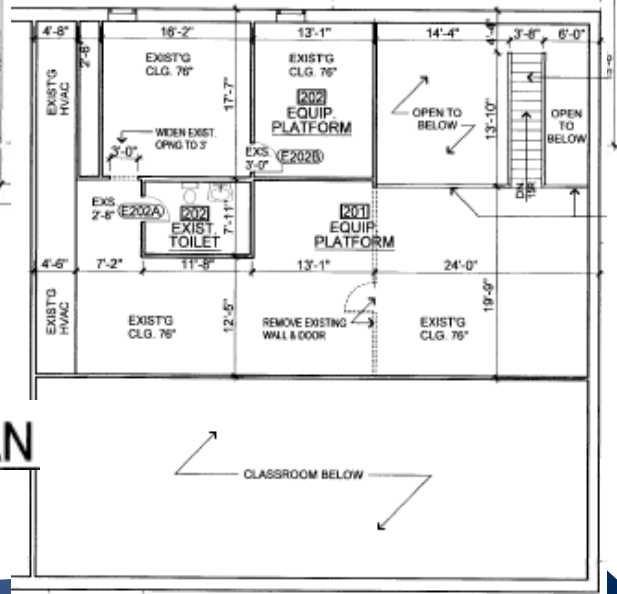
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Great
Building!

FIRST FLOOR PLAN



UPPER LEVEL FLOOR PLAN



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**Great
Retail
Location!**



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Big Lake - Commercial Building FOR SALE/LEASE

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2nd Floor
Great for Storage or
Offices!



PROPERTY INFORMATION

- * 800 Amp, 208 - 3-Phase
- * LED Lights
- * (1) 8'x8' O.H. Door
- * Former Restaurant
- * Lots of parking
- * Security System



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