



COMMERCIAL REALTY SOLUTIONS  
www.commrealtysolutions.com

## Clear Lake - Commercial Building FOR SALE

8580 Main Ave, Clear Lake, MN 55319

PRICE REDUCED

### Former Town Hall



### PROPERTY INFORMATION

- \* Sales Price ~~\$129,000.00~~  
Reduced to **\$99,000.00**
- \* Building is 6,600/sf
- \* Lot is .15 Acres
- \* Sherburne County PID 70-401-0310
- \* Zoned B-1 Central Business District
- \* Single Tenant Building
- \* Businesses in the area include:  
Brickyard Bar & Grill, BP Station, Williams  
Dingmann Funeral Home, Kwik Kargo, Inc.,  
U.S. Post Office, McDonald's Meats, HK  
Tool, Living Water Church and more!



Contact:

**SHEILA ZACHMAN**  
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3 Highway 55 West, Buffalo, MN 55313

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## TRAFFIC COUNTS - 2016

- \* Highway 10 - 20,700 VPD
- \* Central/Main Street - 11,700 VPD



### PROPERTY INFORMATION

- \* Located South of Highway 10
- \* St. Cloud is just 12 miles North
- \* I-94 is 4 Miles South



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## Clear Lake - Commercial Building

# FOR SALE

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## 2-Story Split

1st Floor - Offices

2nd Floor - Open Area &  
Kitchen



### **PROPERTY INFORMATION**

- \* Elevator
- \* Roof Replaced 2011
- \* City Water & Sewer
- \* Full Kitchen & Dining Area
- \* All Appliances Included



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