



COMMERCIAL REALTY SOLUTIONS

For Sale & Lease
Commercial
Office



BECKER

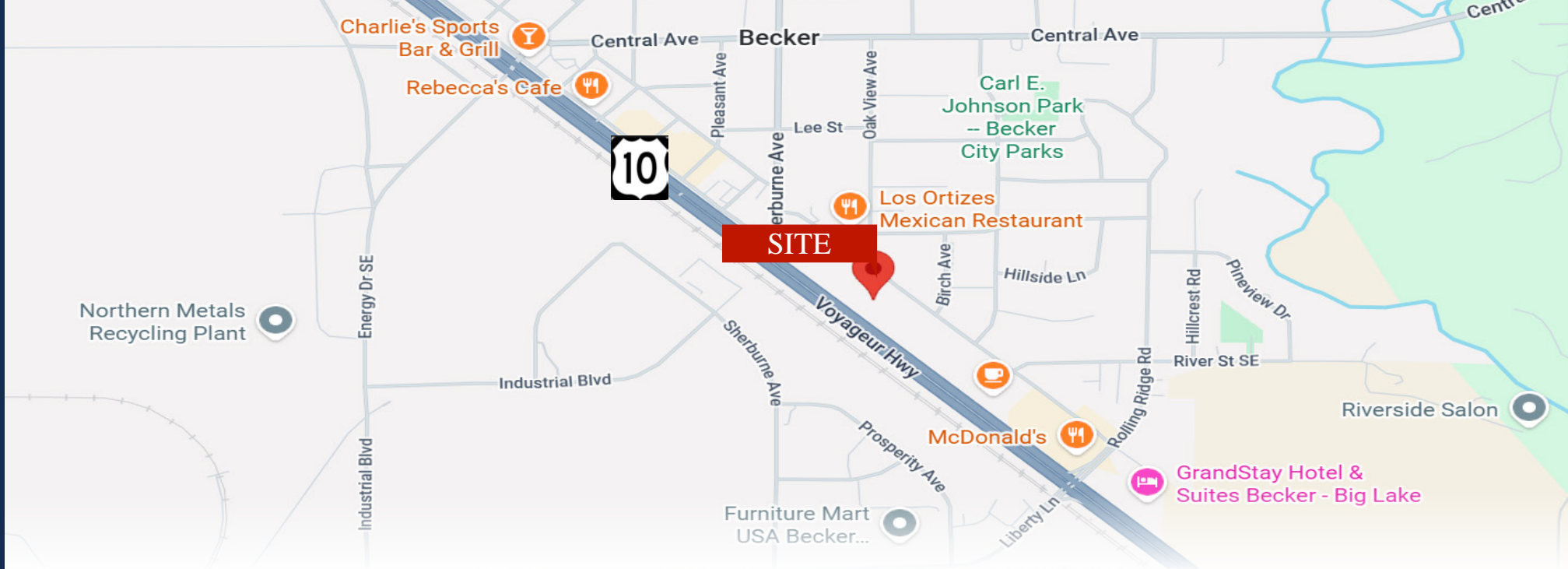
Commercial Office Property

Sales Price: \$1,119,000 Lease Rate: \$8.95/psf NNN

Building 6,950/sf + 2,257/sf Storage

12575 Oakview Avenue, Becker, MN 55308

Doug Cook, Broker
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PROPERTY LOCATION

- * North of Hwy 10
- * Convenient Access and Strong Visibility
- * Quick Access to I-94 from Hwy 25 located 4 Miles South

TRAFFIC COUNTS - 2025

- * Highway 10 - 18,770 VPD
- * Oakview Avenue - 4,801 VPD

Businesses in the Area:

Country Lumber, Structural Buildings of MN, Becker Veterinary Clinic, Bill's Superette, Charlie's Sports Bar, G-Will Liquors, Manufacturing Partners, Sherburne State Bank, Kwik Trip and more.



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PROPERTY OVERVIEW

12575 Oakview Avenue, Becker, MN

Sales Price

\$1,119,000.00

Lease Rate

\$8.95/psf NNN

Operating Expenses	\$25,427.00
Building Size	6,950/sf + 2,257/sf Storage
Lot Size	1.275 to 1.985 Acres (Minimum Divisible 1.275)
Sherburne County	PID: 60-00406-0430
2026 Taxes	\$27,904.00
Zoned	CC - Community Commercial
Parking	40 Spaces
Built	1987 / 2012
Tenant	Single

PROPERTY INFORMATION

Office Headquarters w/ Heated & Cold Outdoor Support Buildings: Ideal for a Wide Range of Commercial, Trade, Professional & Service Users.

Office headquarters features reception area, sixteen (16) private offices, and multiple meeting spaces.

Two detached outdoor support buildings provide approximately 2,257 sq. ft. of drive-up storage, including a heated 24'x40' building. In addition, approximately 11,000 sq. ft. of outdoor cold storage area is available for additional consideration. Total price for all \$1,399,900.

Functional site layout with on-site parking and convenient access. Former lumber yard campus with offices and support buildings only (yard not included). Zoned CC (Commercial), allowing a broad range of permitted commercial and professional uses including administrative, executive, financial, professional, real estate, insurance, and medical offices; service and trade-support businesses; light retail and showroom use; printing and business services; warehousing and storage; and similar commercial operations.

FLOOR PLAN - Main Building



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INTERIOR PHOTOS - Common Areas



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INTERIOR PHOTOS - Offices



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INTERIOR PHOTOS - Storage & IT



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INTERIOR PHOTOS - Storage & IT



EXTERIOR PHOTOS - Heated & Cold Storage



PROPERTY INFORMATION

- * Heated
- * 24' x 40'
- * Overhead Door (1)
13'11" x 13'11"



EXTERIOR PHOTOS - Heated & Cold Storage



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