



Retail/Showroom/Warehouse Building For Sale

OSSEO, MN



RETAIL/SHOWROOM PROPERTY FOR SALE

KW COMMERCIAL
10402 73rd Ave N
Maple Grove, MN 55369

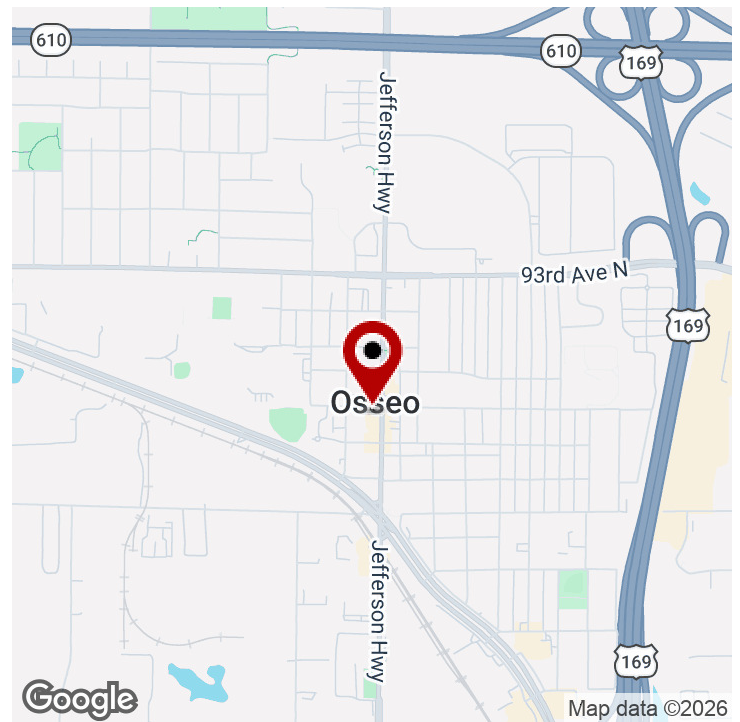
PRESENTED BY:

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DOWNTOWN OSSEO BUILDING

RETAIL/SHOWROOM/WAREHOUSE BUILDING FOR SALE

233 Central Ave, Osseo, MN 55369



PROPERTY DESCRIPTION

Commercial building for sale, ideal for an owner-user or investment opportunity. This 11,804 SF commercial building is located in the heart of Downtown Osseo and has undergone substantial renovation, resulting in a modern highly functional space well suited for retail, office, showroom, and warehouse use. The flexible layout supports both single and multi-tenant configurations, making the property an attractive option for owner users or investors.

The front of the building features a retail showroom with 3,710 SF, updated finishes, modern lighting, and flows into the central office area with private offices and a break room. The 5,502 SF warehouse space offers a drive in door, restroom and access to the 2,592 SF basement level which is great for storage.

The building is completely sprinkled throughout and includes 5 parking spaces behind the building. A nearby open lot and ample street parking are also available, providing convenient access for staff and customers. Extensive interior upgrades include stained concrete floors, new cabinetry and countertops, upgraded LED lighting and electrical systems, integrated AV and security systems, architectural finish enhancements, mechanical servicing of rooftop HVAC units, and various code compliance and repair updates.

The seller is also open to a sale leaseback, subject to mutually agreeable terms, offering immediate income potential. Overall, this is a move in ready commercial property with modern improvements, flexible layout

LOCATION DESCRIPTION

Welcome to Osseo, MN! Located in the bustling Minneapolis St Paul Metro market, this vibrant area offers a prime opportunity for retail and showroom properties. Positioned in Downtown Osseo in close proximity to major highways and popular attractions such as the Shoppes at Arbor Lakes, Maple Grove, and Elm Creek Park Reserve, the location presents an exciting potential for commercial property. With a diverse mix of businesses, dining options, and entertainment venues nearby, the area provides an enticing draw for both local residents and visitors. Don't miss out on the chance to be part of this dynamic and thriving retail landscape in Downtown Osseo!

OFFERING SUMMARY

Sale Price:	\$1,662,500
Lot Size:	0.25 Acres
Building Size:	11,804 SF
NOI:	\$0.00
Cap Rate:	0.0%

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BUILDING INFORMATION

NOI	\$0.00
Cap Rate	0.0%
Tenancy	Multiple
Ceiling Height	13 ft
Minimum Ceiling Height	12 ft
Number of Floors	2
Average Floor Size	9,212 SF
Year Built	1997
Year Last Renovated	2023
Gross Leasable Area	11,804 SF
Construction Status	Existing
Condition	Excellent
Parking	5 Space and Street Parking
Sprinklers	Yes
Drive-in Door	1

PROPERTY HIGHLIGHTS

- Owner User or Investment Opportunity
- 11,804 SF - total building square feet
- 5,502 SF - warehouse space
- 3,710 SF - retail and office space
- 2,592 SF - lower level storage space
- Flexible retail / office / showroom / warehouse use
- Single or multi-tenant layout potential
- Fully sprinkled
- Drive-in door
- 12' clear height
- Modern showroom, retail, office build out
- Five (5) rear parking spaces with Ample street parking
- Open to a sale leaseback

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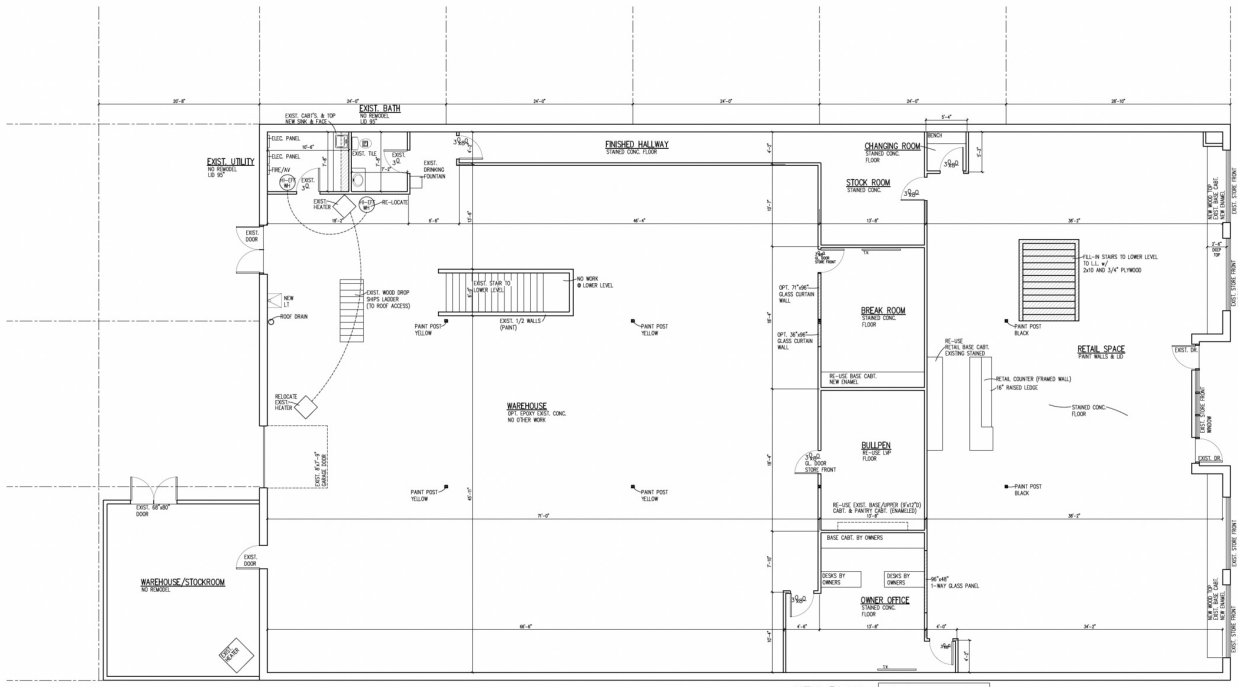
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PROJECTS: COMMERCIAL BUILD-OUT OFFICE & WAREHOUSE



NEW PLAN
12'-6" CEL. TO DECK
10'-11" CEL. TO JOISTS

SILVA LLC
233 CENTRAL AVE
OSSEO, MN 55369

THE HOMES, INC.
9140 HALLMARK ST., AVE. SUITE 102
JANUARY, MINNESOTA 55123-2477
763-286-4277

DATE: 4-23-23
REVISIONS:
NO. BY DATE
DRAWN BY: JF
CHECKED BY: JF
COMM. NO.:
SHEET NO.:
2

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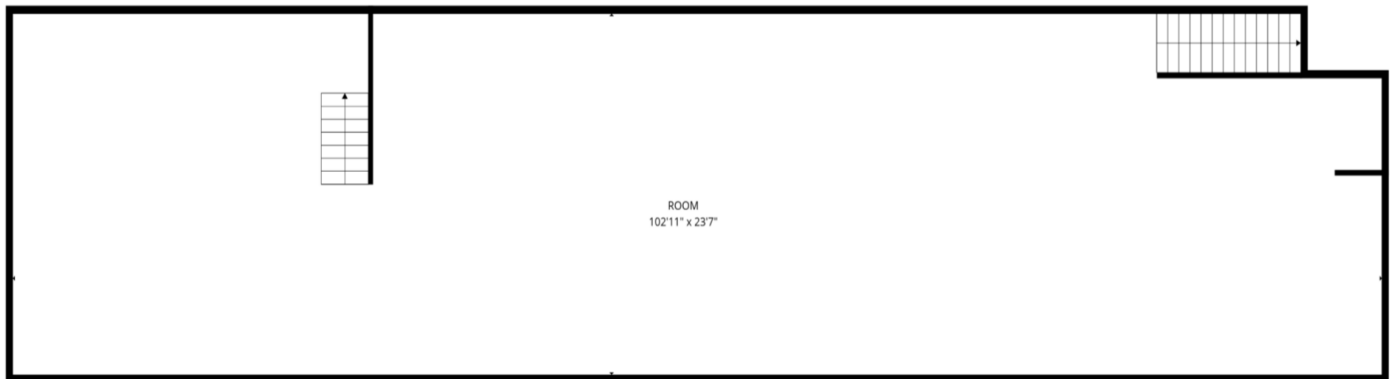
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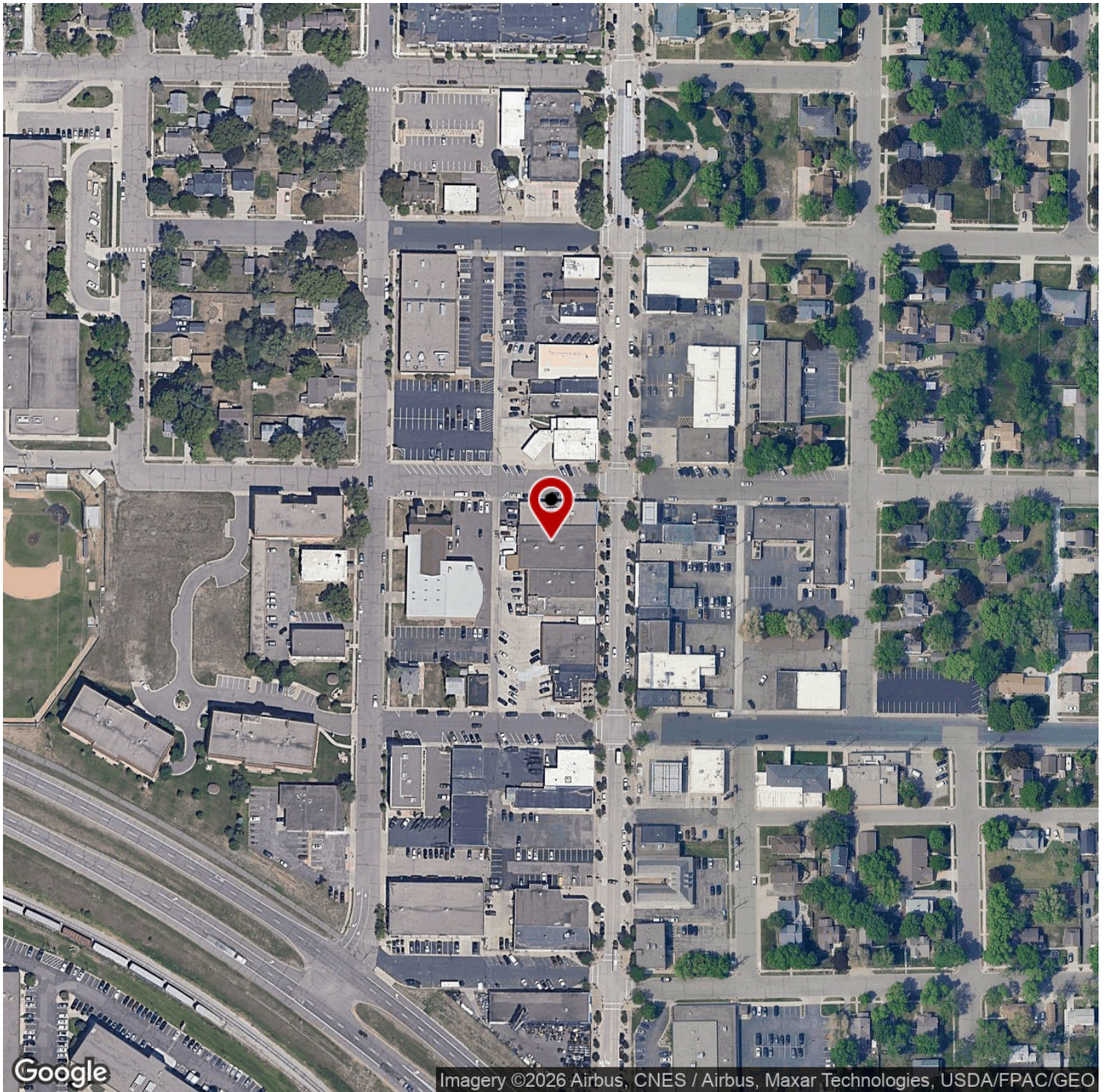
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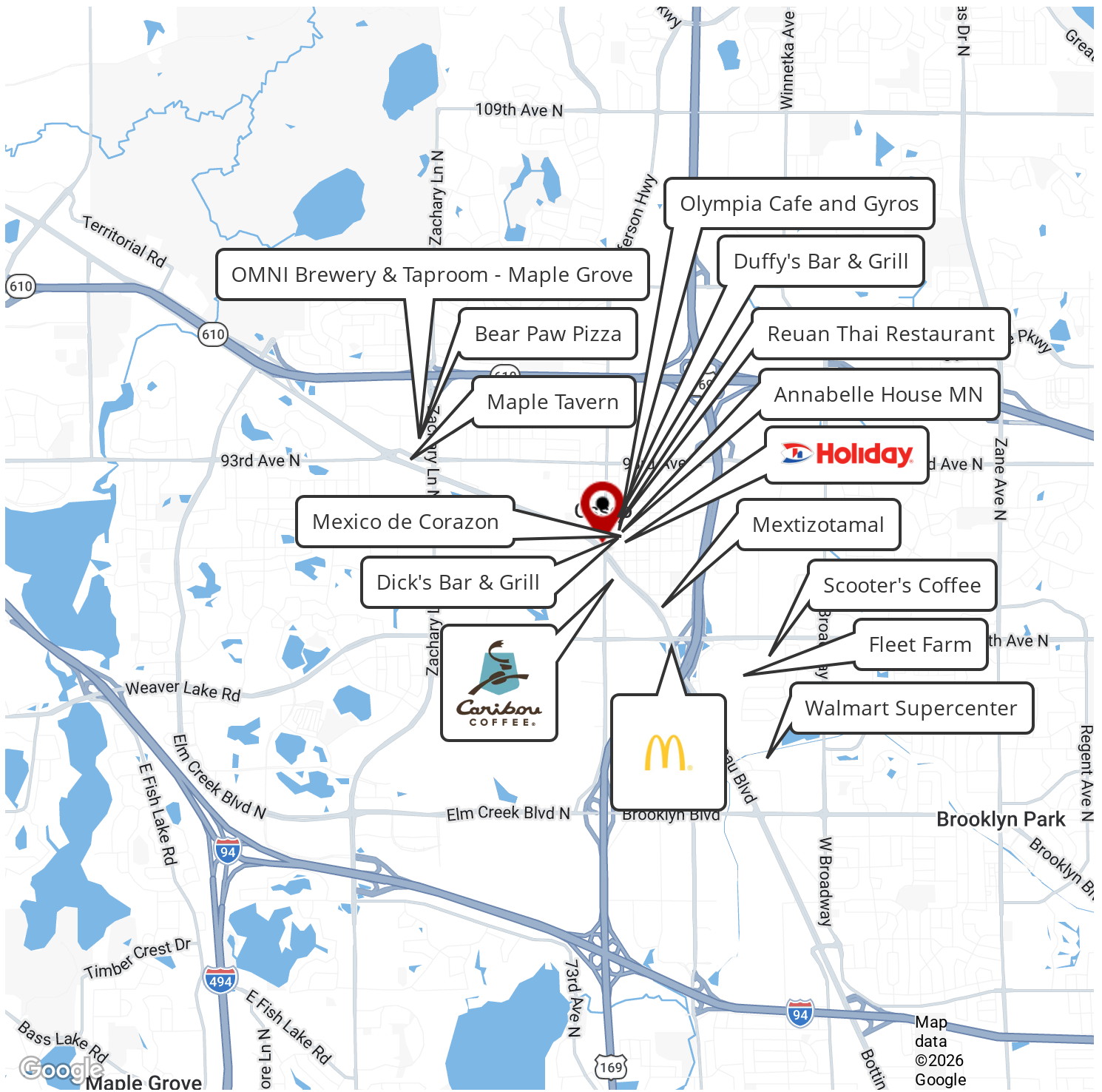
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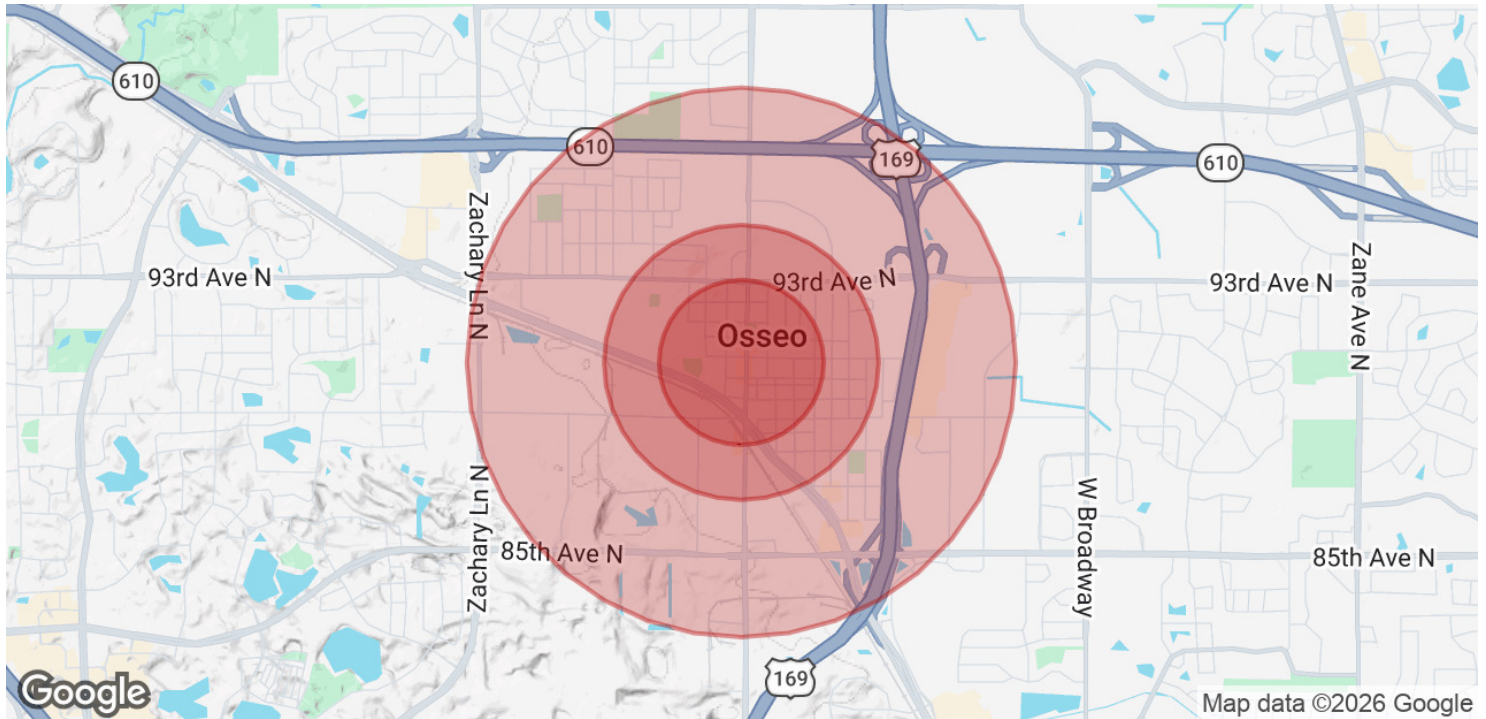
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,005	2,317	4,164
Average Age	48	46	44
Average Age (Male)	44	43	42
Average Age (Female)	51	48	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	502	1,095	1,804
# of Persons per HH	2	2.1	2.3
Average HH Income	\$111,060	\$108,658	\$113,848
Average House Value	\$295,166	\$318,369	\$339,226

2020 American Community Survey (ACS)

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