

334 County Road 81 Osseo, MN 55369



CHRIS MISSLING
Executive Vice-President

WILSON GEORGE
Investment Advisor

ANDREW MAYAMBA
Senior Vice President

GJG Commercial

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PROPERTY INFORMATION

Section 1

FURNITURE
MANOR

334 County Road 81 Osseo, MN 55369

Property
Summary



OFFERING SUMMARY

Sale Price:	\$3,440,000
Building Size:	31,243 SF
Price/SF	\$110
Annual CAM	96,600
Market rate Lease/SF	\$1.85

PROPERTY HIGHLIGHTS

- * Value-Add Opportunity Through Future Lease-Up, Rent Growth, or Owner Occupancy
- * Excellent Visibility Along County Road 81
- * Strategic Location with Easy Access to I-94, I-494, I-694, Hwy 169 & Hwy 610
- * Well-Maintained Retail/Industrial Asset in a Strong Twin Cities Market
- 18,333 vehicles/day

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PROPERTY DESCRIPTION

334 County Road 81 is a ±31243 SF commercial property featuring an expansive showroom with approximately ±8931 SF of warehouse space, offering a versatile layout for a variety of retail, showroom, and industrial users. Its strategic location along County Road 81 provides excellent visibility and convenient access to major Twin Cities highways

LOCATION DESCRIPTION

The property is located at 334 County Road 81 in Osseo, Minnesota, a small Hennepin County city bordered by Brooklyn Park and Maple Grove in the northwest Twin Cities metro. County Road 81 (Bass Lake Road) is a well-traveled commercial corridor connecting Osseo, Brooklyn Park, New Hope, and Maple Grove, with quick access to Interstate 94, Highway 610, and Highway 169 for regional connectivity to downtown Minneapolis and the broader metro.

The site sits between two of the northwest metro's strongest suburban trade areas — Maple Grove's major big-box and destination retail corridor to the west, and Brooklyn Park's dense residential and employment base to the east — giving the showroom and warehouse strong visibility and steady traffic within a stable, well-established commercial submarket.

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Complete
Highlights



LOCATION INFORMATION

Street Address	334 County Road 81
City, State, Zip	Osseo, MN 55369
County	Hennepin

BUILDING INFORMATION

Year Built	1960
Building Size	±31243 SF
Lot Size	1.02 Acres



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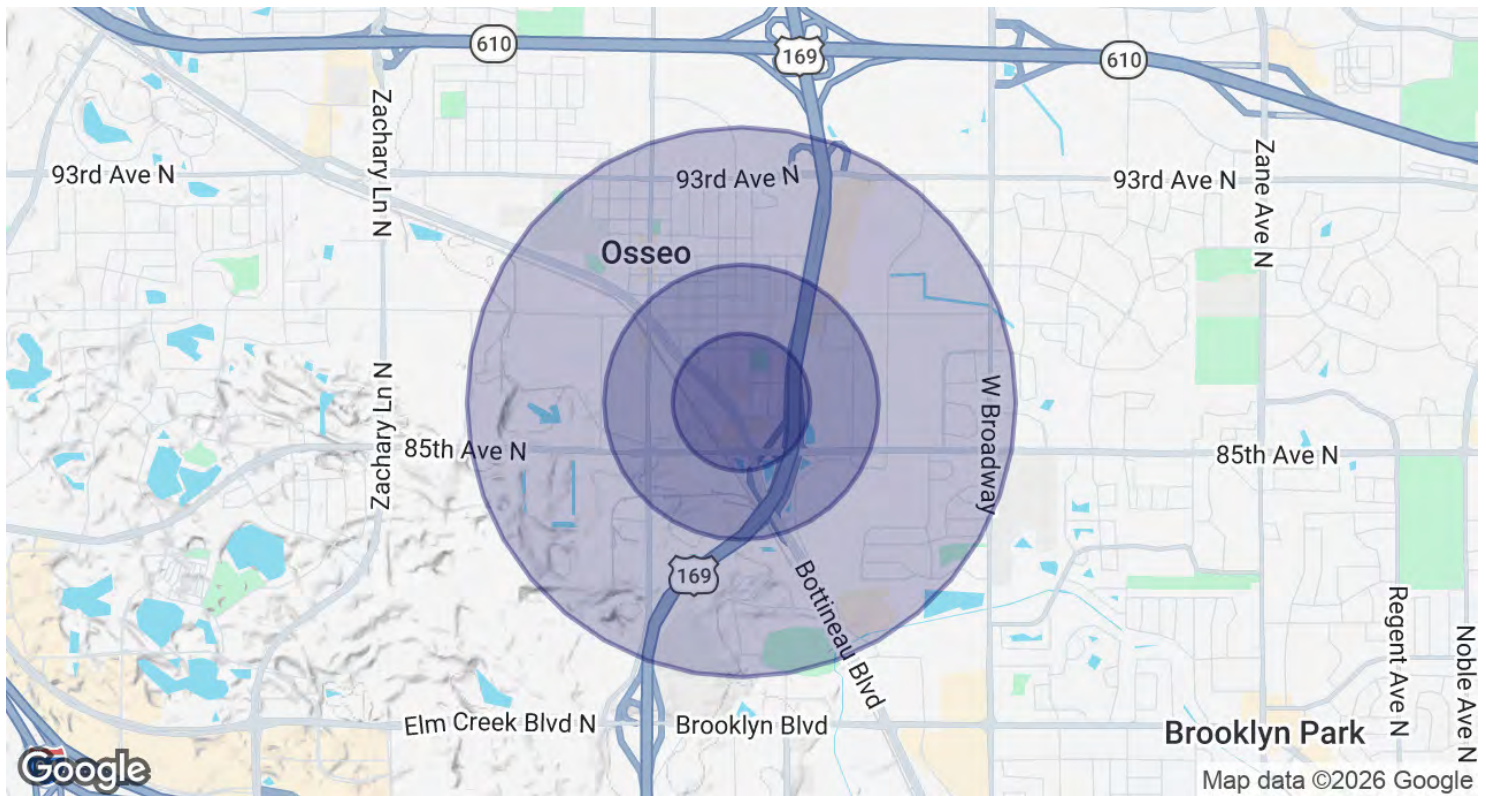
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DEMOGRAPHICS

Section 2

FURNITURE
MANOR

**POPULATION****0.25 MILES****0.5 MILES****1 MILE**

Total Population	420	1,282	5,259
Average Age	47.0	44.0	39.1
Average Age (Male)	48.9	43.3	37.1
Average Age (Female)	45.8	45.5	41.8

HOUSEHOLDS & INCOME**0.25 MILES****0.5 MILES****1 MILE**

Total Households	199	562	2,162
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$75,457	\$83,512	\$98,562
Average House Value	\$284,210	\$287,750	\$314,620

2023 American Community Survey (ACS)

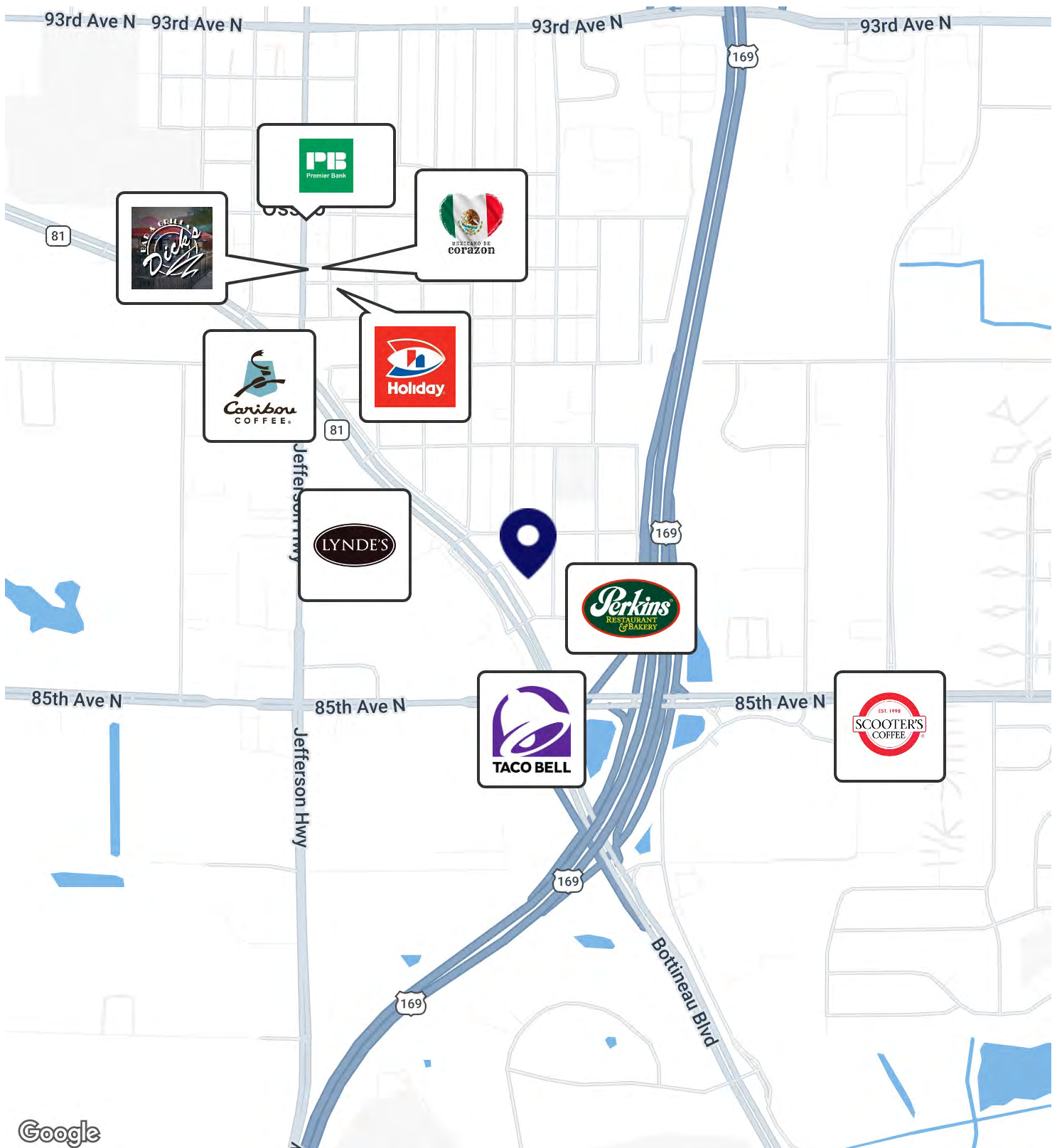
LOCATION INFORMATION

Section 3

FURNITURE
MANOR

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Retailer
Map



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Senior Vice President

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Meet
the
Team



CHRIS MISSLING

Executive Vice-President

Direct: 612.812.1317
chris@gjgcommercial.com

MN #40756935



WILSON GEORGE

Investment Advisor

Direct: 763.501.1331
wilson@gjgcommercial.com



ANDREW MAYAMBA

Senior Vice President

Direct: 612.599.5642
andrew@gjgcommercial.com

MN #40475364 // WI #114292-94

CHRIS MISSLING
Executive Vice-President

WILSON GEORGE
Investment Advisor

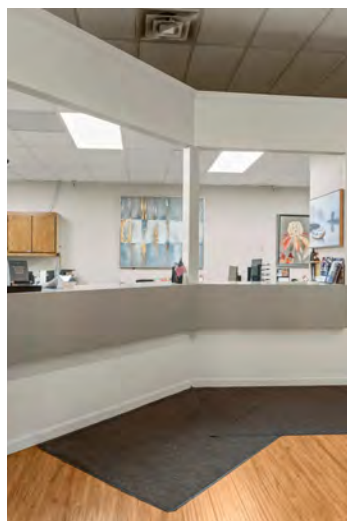
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Additional
Photos



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WILSON GEORGE
Investment Advisor

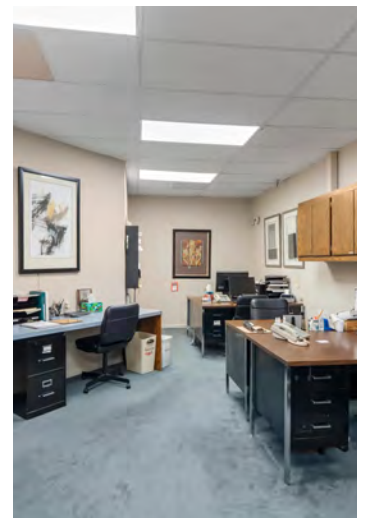
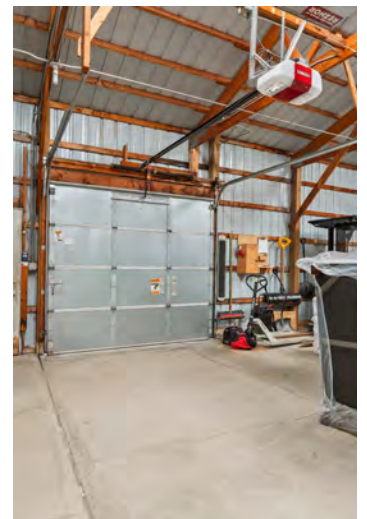
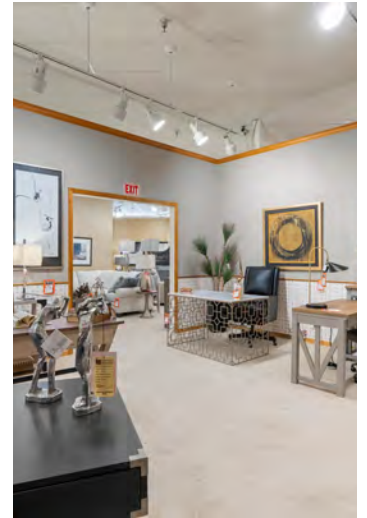
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