



COMMERCIAL REALTY SOLUTIONS

For Lease  
Commercial  
Property



Highway 10

## BECKER

Commercial Property

Lease Rate: Negotiable

Building 3,800/sf - Available 650/sf  
13848 1st St SE, Becker, MN 55308

Joseph Elam, Broker  
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## PROPERTY LOCATION

- \* Highway 10 Visibility
- \* Easy Access

### TRAFFIC COUNTS - 2024

\* Highway 10 - 17,863 VPD

### Businesses in the Area:

Domino's, Subway, GodFather's Pizza, Liberty Tax, Rebecca's Cafe and more.



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# PROPERTY OVERVIEW

13848 1st St SE, Becker, MN

Lease Rate

**Negotiable/Net**  
(Operating Expenses: \$4.66/sf)

Building Size 3,800/sf  
Available Suite 2 - 650/sf

Lot Size 0.38 Acres

Sherburne County PID: 60-00404-0125

2025 Taxes \$10,049.95 + Assessments \$154.05

Zoned Community Commercial

Parking 26 Spaces

Built 1994

Tenant Multi-Tenant

# PROPERTY INFORMATION

- \* HVAC - Forced Heat and Air
- \* Electrical - 200 amp
- \* Clear Height - 9'
- \* Great Visibility & Access to Highway 10
- \* Suite 2: 650/sf
- \* ~~Suite 3: 800/sf~~ **LEASED**
- \* ~~Suite 4: 1,150/sf~~ **LEASED**



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# FLOOR PLAN

