



COMMERCIAL REALTY SOLUTIONS

**For Sale**  
**Commercial/Retail**  
**Building**



# HOWARD LAKE

## Commercial/Retail Property

**Sales Price: \$500,000.00**

**Building Size: 9,200/sf Lot Size: 0.51 Acres**

603 8th Avenue, Howard Lake, MN 55349

Joseph Elam, Broker  
320.282.8410  
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- ◆ High Visibility
- ◆ Great Corner Location on Highway 12
- ◆ Easy Access

**TRAFFIC COUNTS - 2024**  
 \* Highway 12 - 11,500 VPD



## Businesses in the Area:

Maria's Mexican Restaurant, American Legion, City Hall, Post Office, Citizens Bank, Hardware Hank and more.

# PROPERTY OVERVIEW

603 8th Ave, Howard Lake, MN

Sales Price

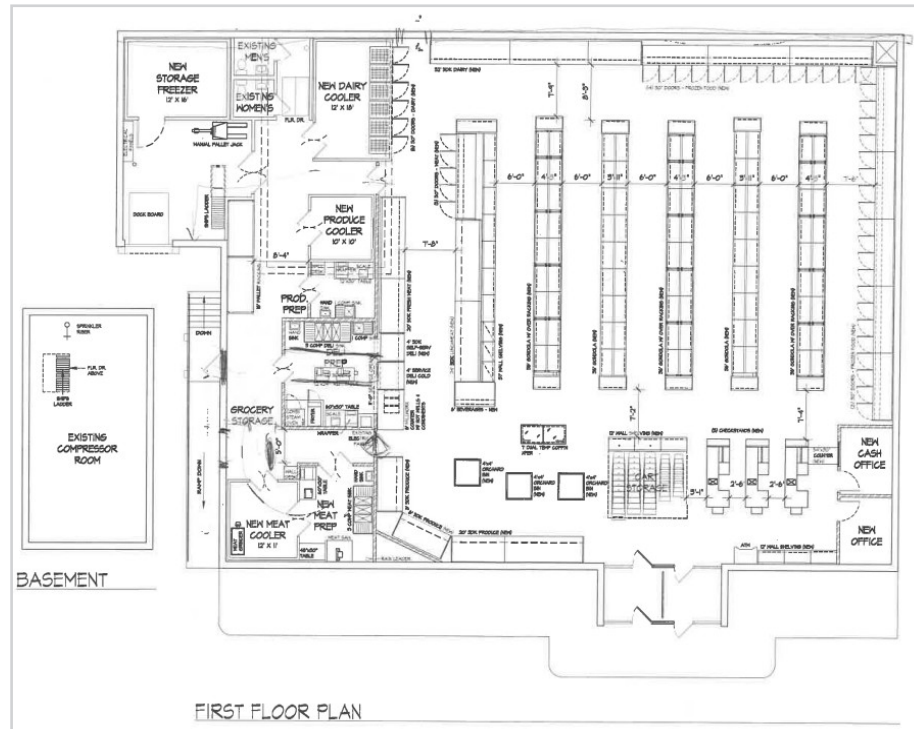
\$500,000.00

Building Size	9,200/sf
Lot Size	0.51 Acres
Wright County	PID 109-010-017010
2025 Taxes	\$10,696.00
Zoned	B-2 Downtown Area Business
Year Built	1974
Tenant	Single-Tenant
Other	FF&E Available City Incentives Available

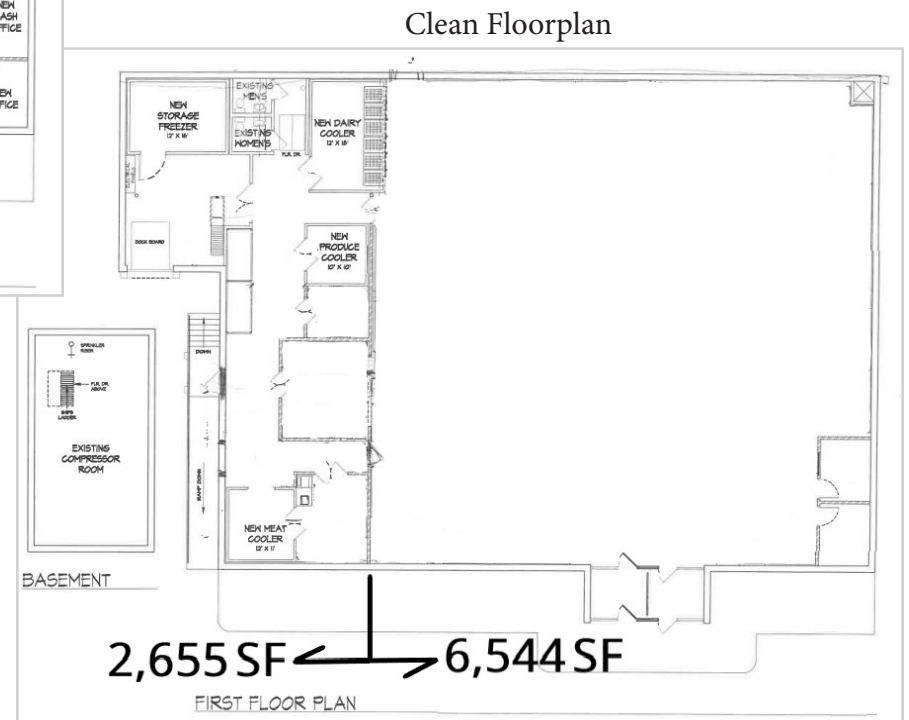


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# FLOOR PLANS



As Built - Existing Grocery Store



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# INTERIOR



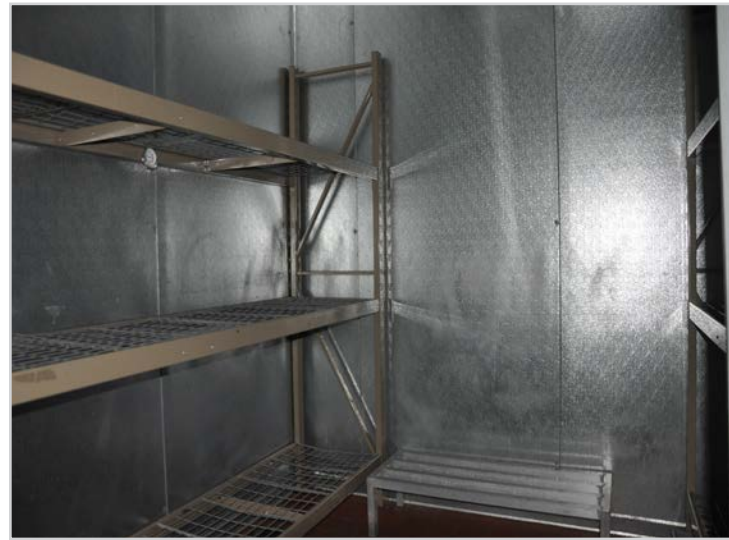
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# EXTERIOR



## PROPERTY INFORMATION

- \* Open Floor Plan
- \* Developed Lot
- \* High Traffic Corner Location
- \* Basement with Mechanicals
- \* Fully Renovated in 2010 including Roof, HVAC, Deli Equipment, POS System, Coolers/Freezers, and LED Lighting
- \* Adjacent City Owned Parking

## BUILDING INFORMATION

- \* One (1) Overhead Dock High Drive-in Door 8' x 8'
- \* Clear Spanned
- \* 11' Clear Height to Ceiling Grid
- \* 13'6" to Joist
- \* Dairy Cooler: 12' x 18'
- \* Storage Freezer: 12' x 16'
- \* Produce Cooler: 10' x 10'
- \* Meat Cooler: 12' x 11'