



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

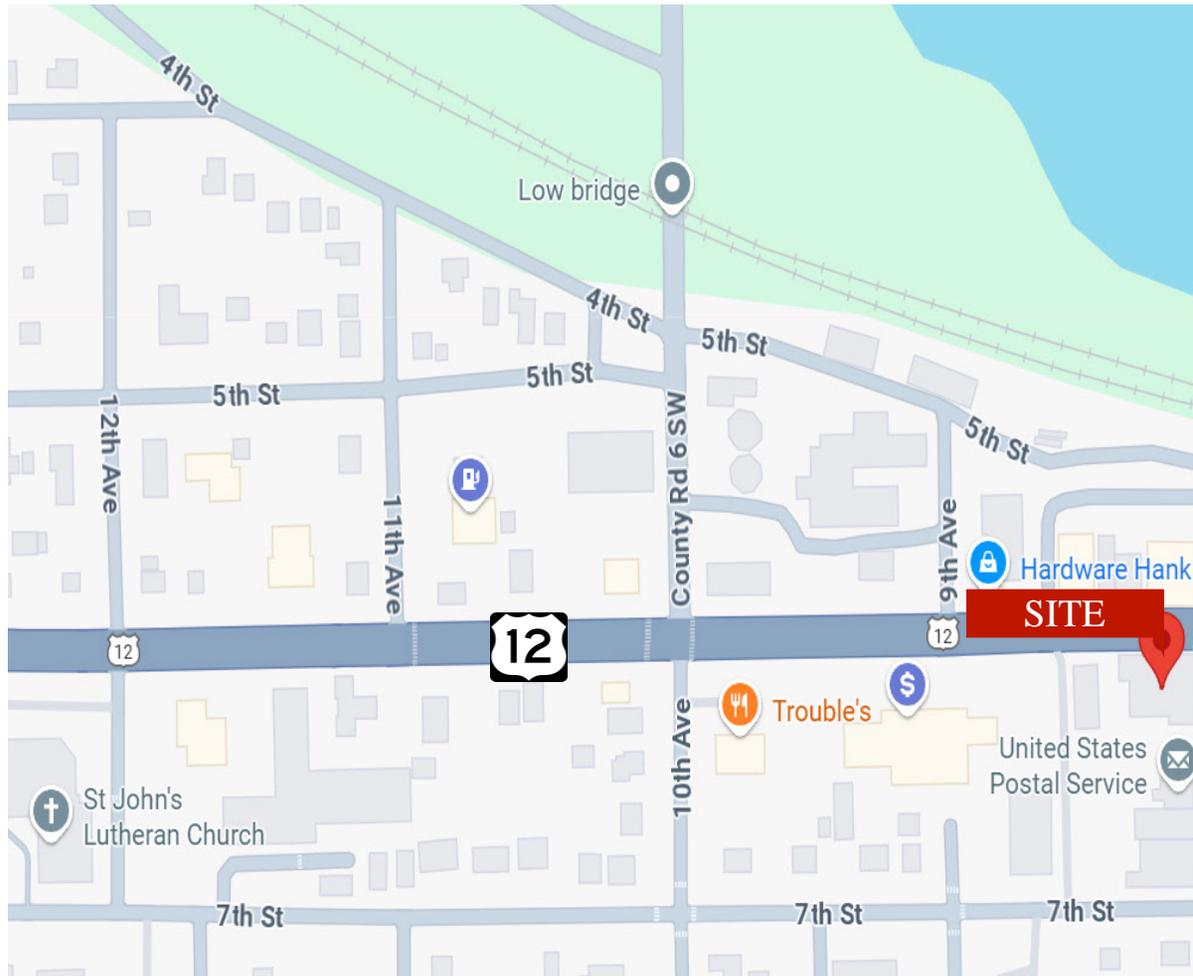
603 8th Avenue, Howard Lake, MN 55349

Joseph Elam, Broker
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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.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

PROPERTY OVERVIEW

603 8th Ave, Howard Lake, MN

Sales Price

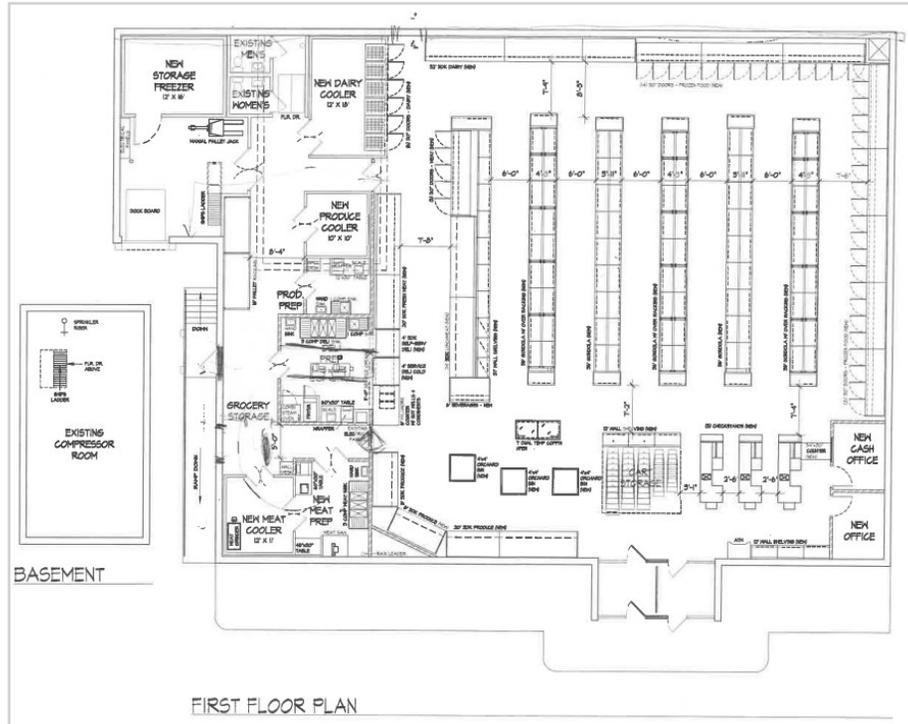
\$500,000.00

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

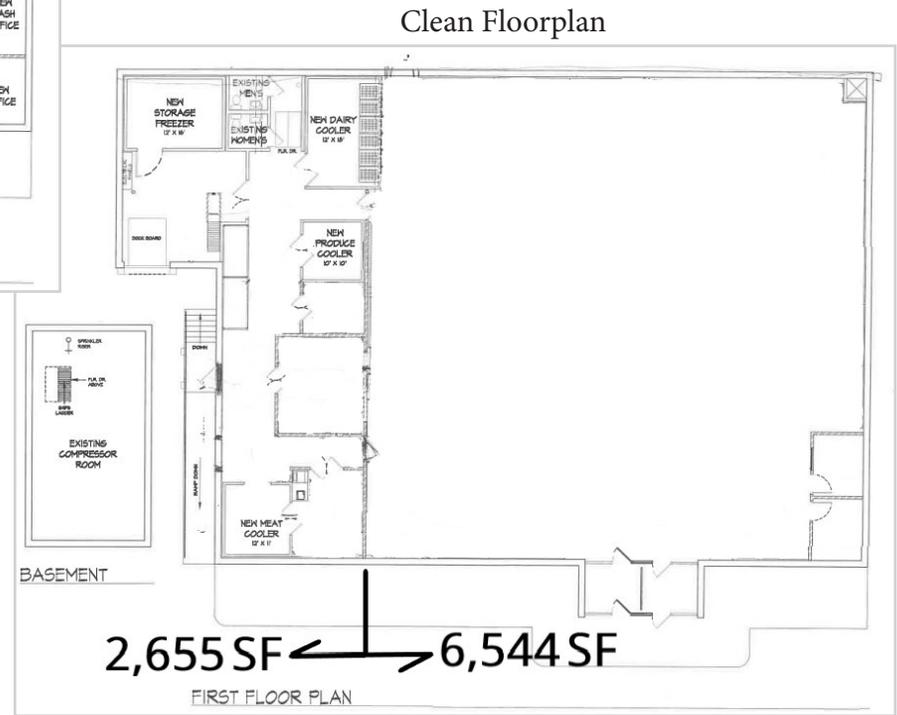


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FLOOR PLANS



As Built - Existing Grocery Store



Clean Floorplan

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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'