



OSSEO

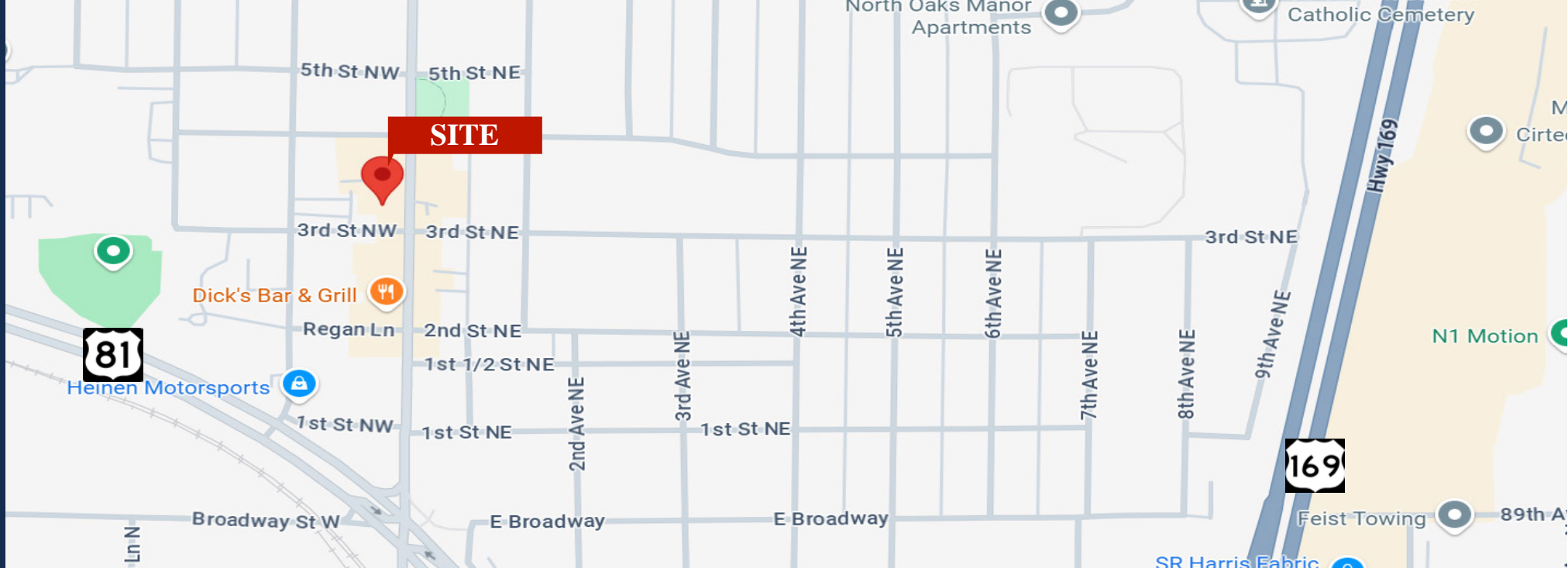
Downtown Commercial Property

Sales Price: \$949,000.00 Lease Rate: \$14.00/sf

Building Size: 8,129/sf Lease Space Available: 1,900/sf

311-313 Central Ave, Osseo, MN 55369

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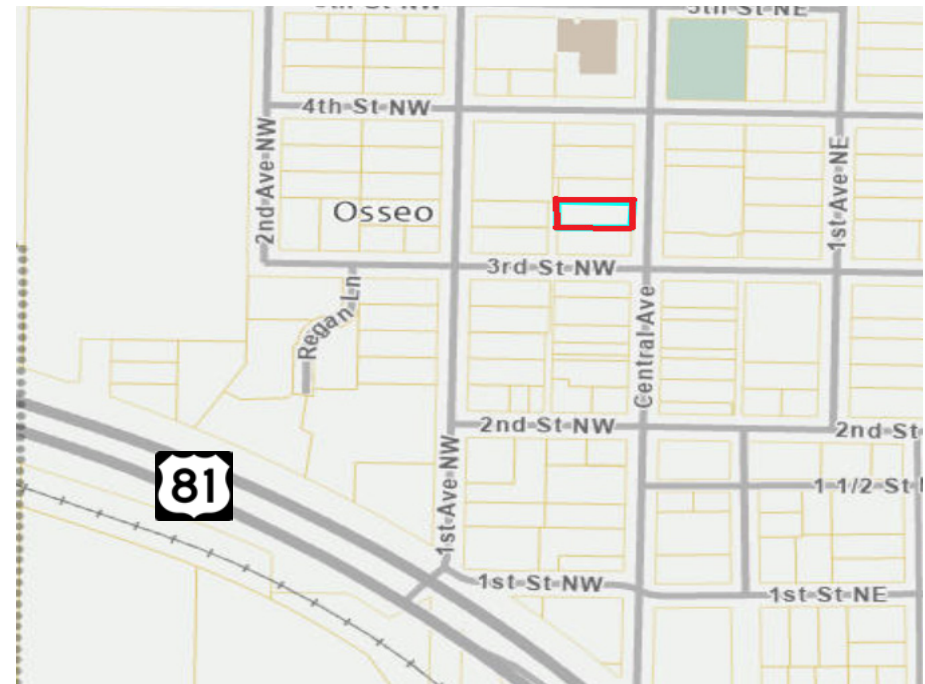


PROPERTY LOCATION

- * Charming Downtown Location
- * Storefront on Main Street
- * Businesses in the Area Include:
Dean's Super Market, Fast Signs, Girtz Insurance,
Premier Bank, Duffy's Bar & Grill and more.

TRAFFIC COUNTS - 2024

- * County Road 81 - 15,523 VPD
- * Central Ave - 6,285 VPD



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PROPERTY OVERVIEW

311-313 Central Ave, Osseo, MN 55369

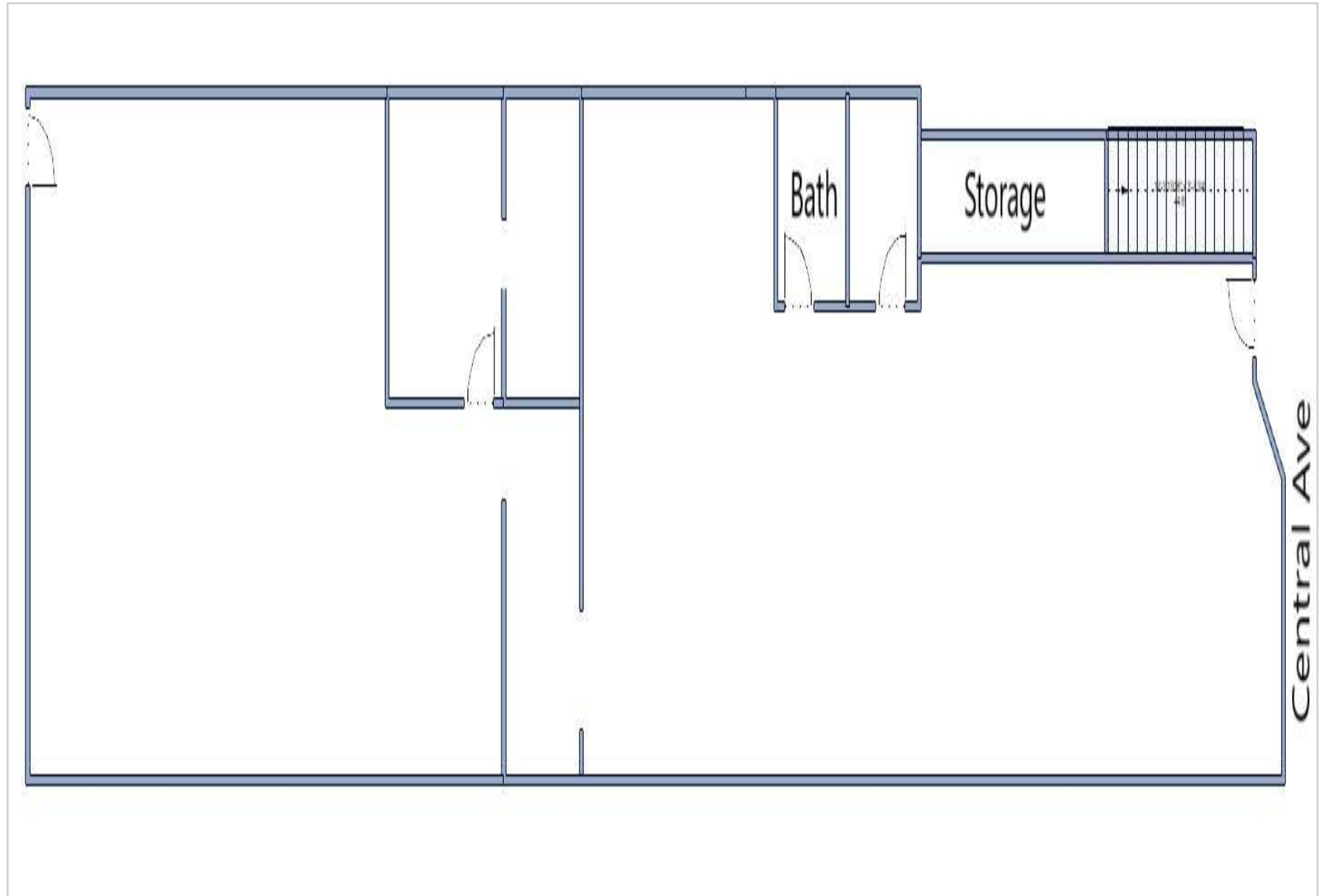
Sales Price
\$949,000.00
Lease Rate **\$14.00/sf**
(Modified Gross)

Building Size	8,129/sf
Lease Space Available	1,900/sf
Lot Size	0.22 Acres
County	Hennepin
PID / Taxes 2025	131-192-211-0089 \$20,895.00
Zoned	CBD Central Business District
Other	* Front and Rear Entry * 4 Parking Spaces



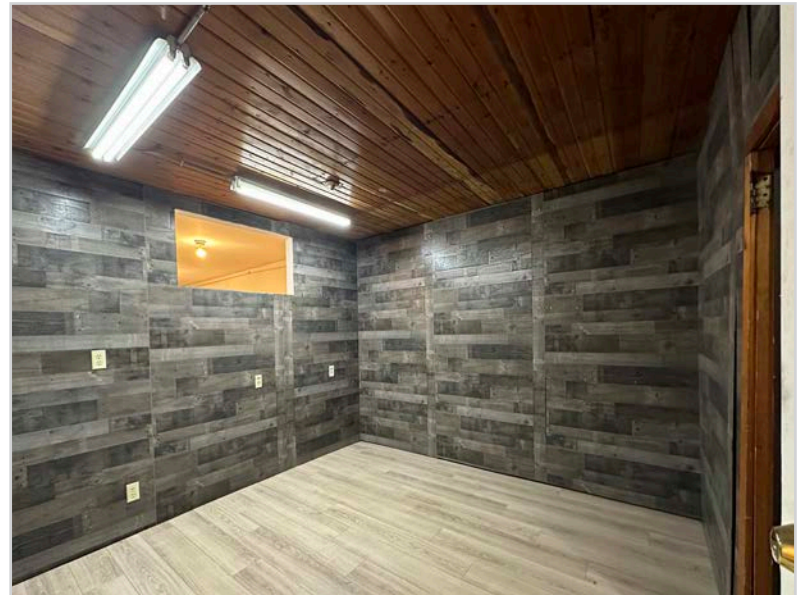
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FLOOR PLAN



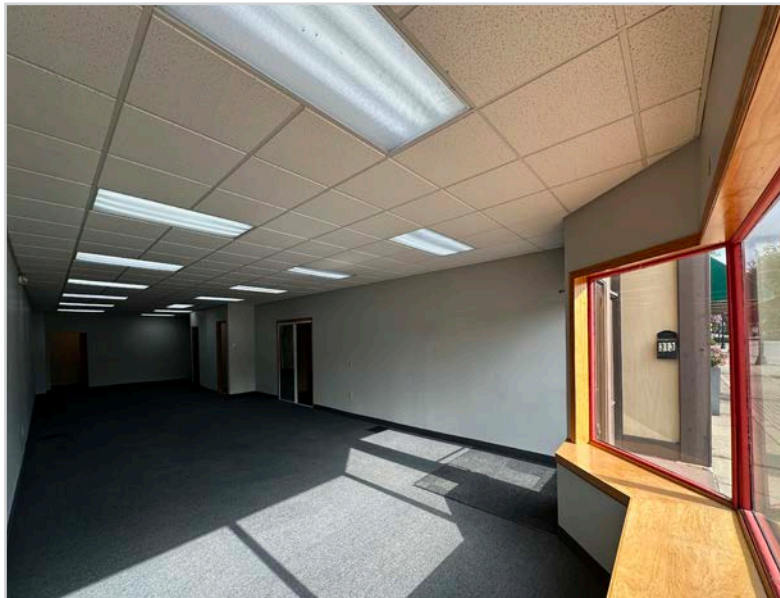
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INTERIOR



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INTERIOR



PROPERTY INFORMATION

- * Forced Air/Heat with Additional Unit Heater
- * Electrical: 200 Amp
- * Clear Height: 8'-7"

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EXTERIOR



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