



COMMERCIAL REALTY SOLUTIONS

For Lease
Commercial
Property



Highway 10

BECKER

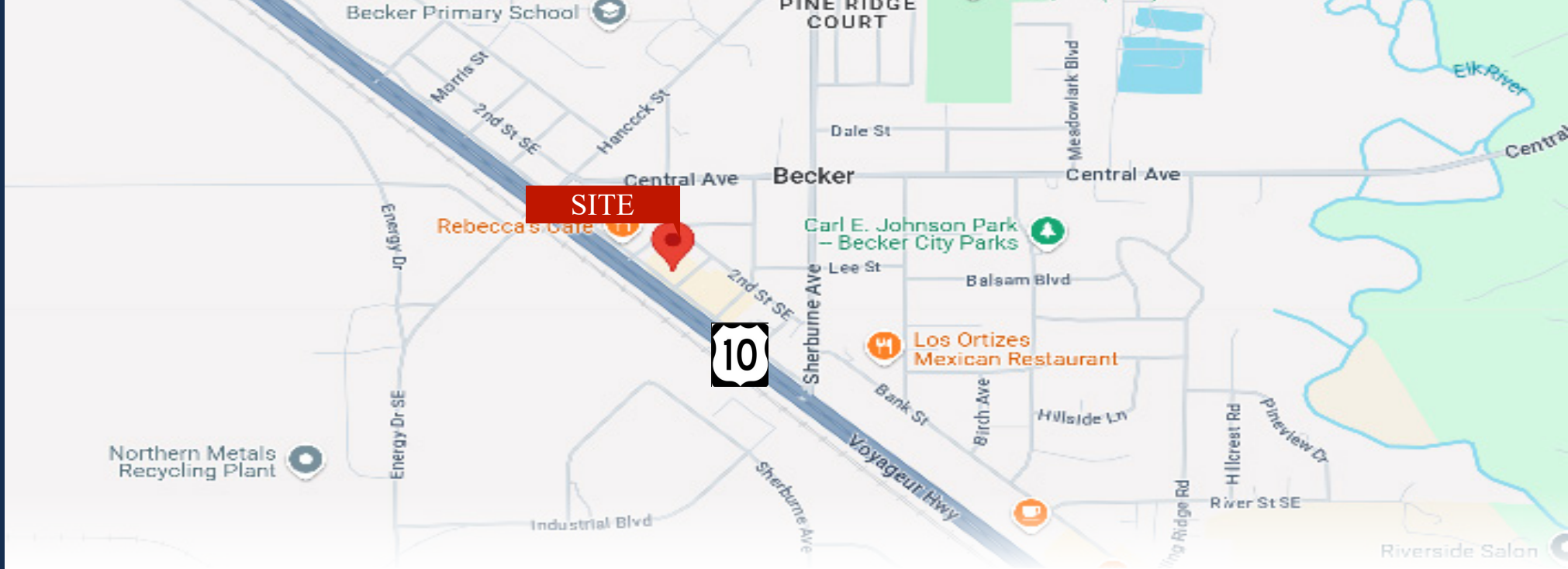
Commercial Property

Lease Rate: Negotiable

Building 3,800/sf - Available 1,150/sf

13848 1st St SE, Becker, MN 55308

Joseph Elam, Broker
320.282.8410
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PROPERTY LOCATION

- * Highway 10 Visibility
- * Easy Access

TRAFFIC COUNTS - 2025

* Highway 10 - 22,642 VPD

Businesses in the Area:

Domino's, Subway, Beck's Pub, USPS, Liberty Tax, Rebecca's Cafe and more.



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PROPERTY OVERVIEW

13848 1st St SE, Becker, MN

Lease Rate

\$15.00/sf + Tax/CAM

(Operating Expenses: \$4.66/sf)

Building Size	3,800/sf
Available	Suite 4 - 1,150/sf \$1,800.00/month
Lot Size	0.38 Acres
Sherburne County	PID: 60-00404-0125
2026 Taxes	\$11,076.00
Zoned	Community Commercial
Parking	26 Spaces
Built	1994
Tenant	Multi-Tenant

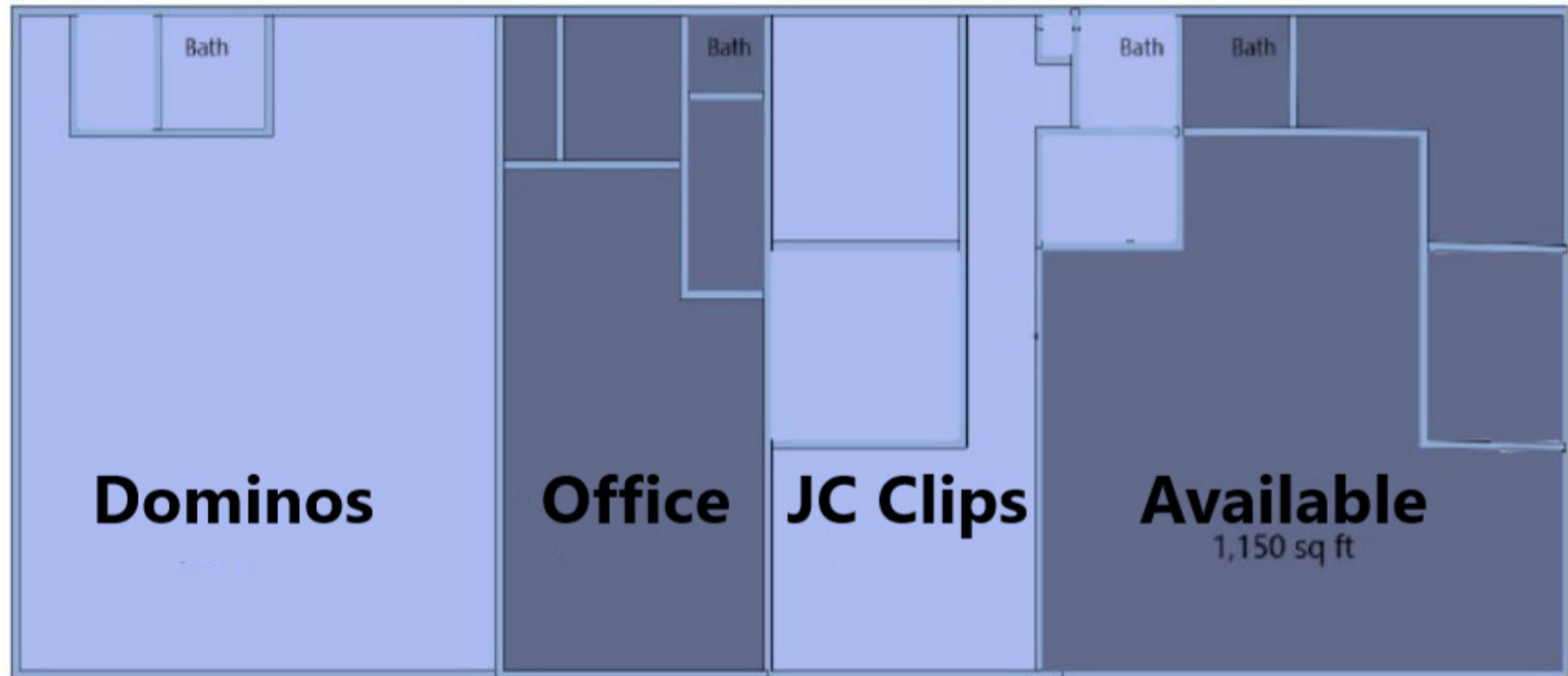
PROPERTY INFORMATION

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



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FLOOR PLAN



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INTERIOR PHOTOS



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