



COMMERCIAL REALTY SOLUTIONS

For Lease
Commercial
Property



Highway 10

BECKER

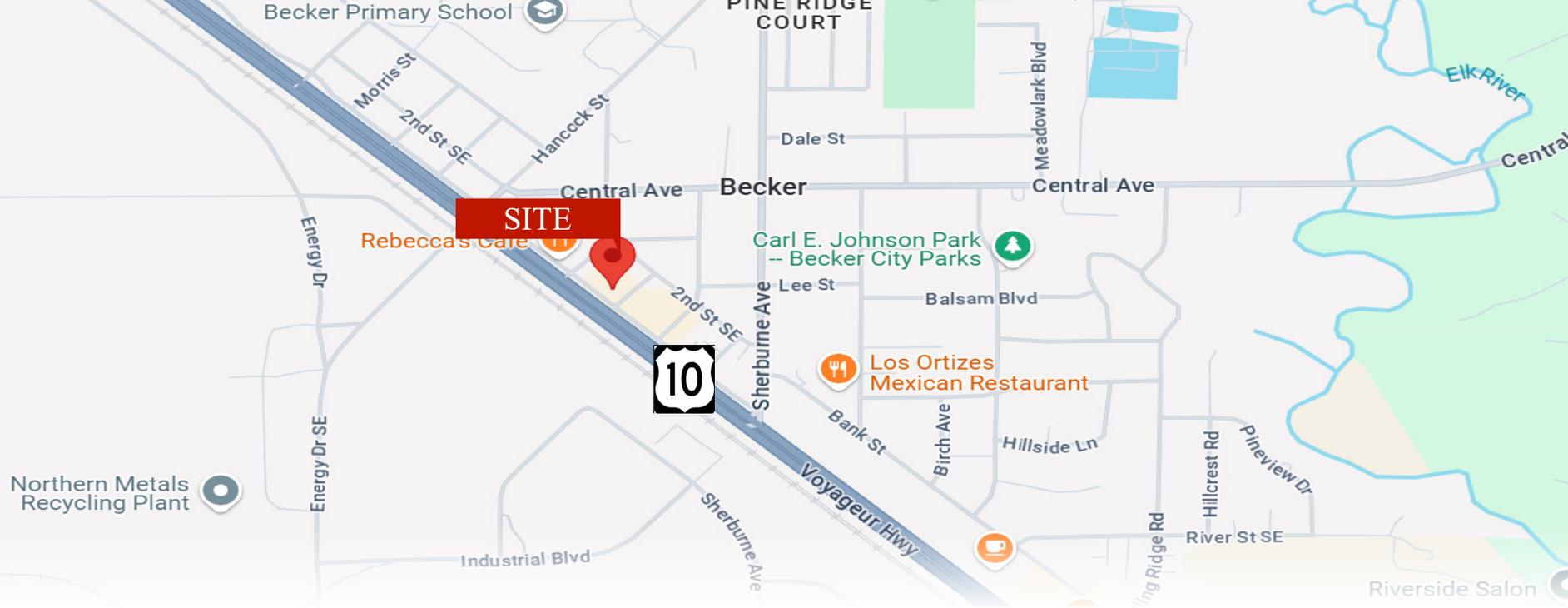
Commercial Property

Lease Rate: Negotiable

Building 3,800/sf - Available 650/sf & 1,150/sf

13848 1st St SE, Becker, MN 55308

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PROPERTY LOCATION

- * Highway 10 Visibility
- * Easy Access

TRAFFIC COUNTS - 2023

* Highway 10 - 17,863 VPD



Businesses in the Area:

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

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

PROPERTY OVERVIEW

Lease Rate

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

Building Size	3,800/sf
Available	Suite 2 - 650/sf, Suite 4 - 1,150/sf
Lot Size	0.38 Acres
Sherburne County	PID: 60-00404-0125
Taxes	\$9,644.00
Zoned	Community Commercial
Parking	26 Spaces
Built	1994
Tenant	Multi-Tenant

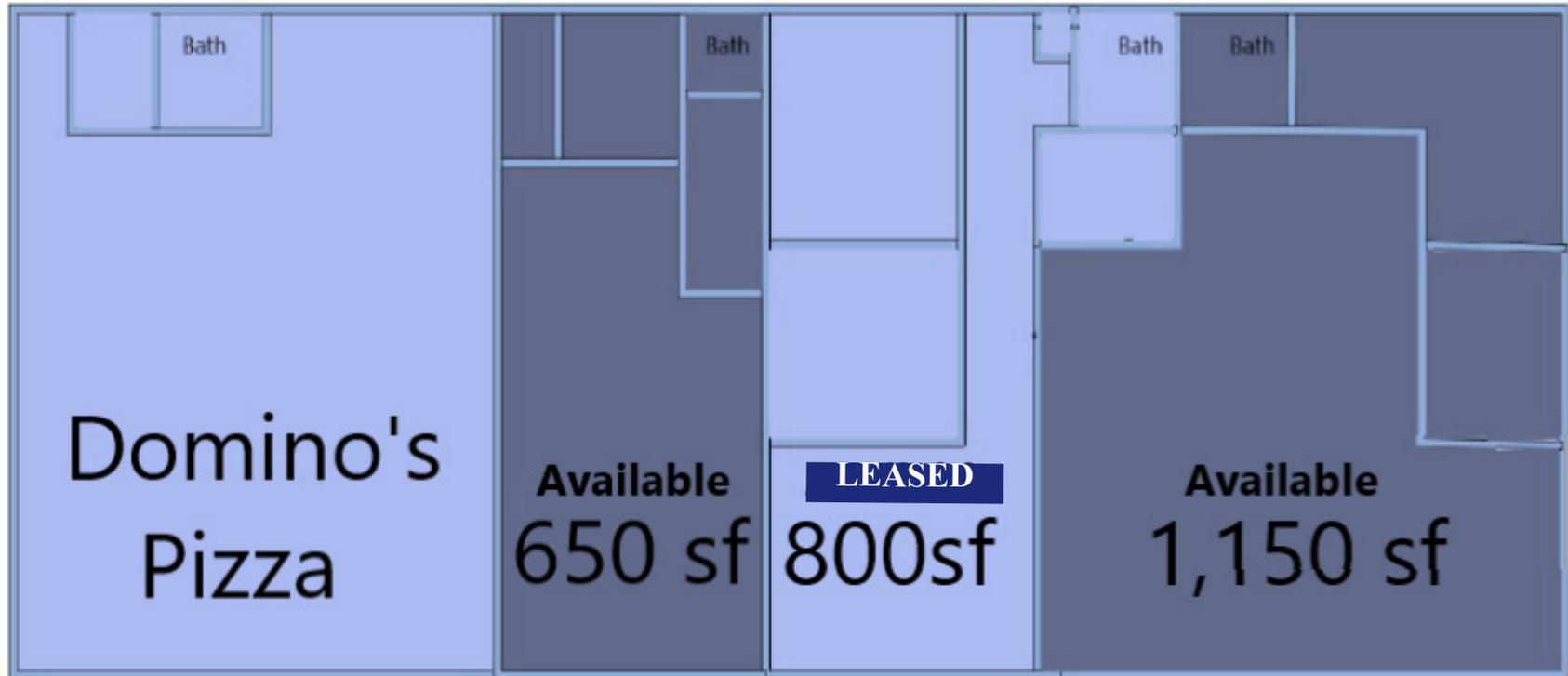
PROPERTY INFORMATION

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



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FLOOR PLAN



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