



PROPERTY INFORMATION

- * Lease Rate **\$16 - \$18/psf NNN**
Operating Expenses \$7.50/psf
- * Building is 14,722/sf
- * Space Available 1,278/sf (Suite 14275)
- * Space Available 1,722/sf (Suite 14277)
- * Sherburne County
- * PID 60-436-0105, 60-436-0110
- * Zoned: Retail
- * Built 2004
- * Businesses in the Area Include: Pizza Depot, St. Cloud Financial Credit Union, Cave Liquors, Great Wall Chinese Restaurant, Fantastic Sam's, GrandStay & Suites, McDonald's, Speedway, Dairy Queen, Angel's Construction, Country Lumber, Williams Dingman Funeral Home, CentraCare Clinic, and more...



Contact:
SHEILA ZACHMAN
(763) 244-0600
SZachman@crs-mn.com



COMMERCIAL REALTY SOLUTIONS

For Lease Commercial/Retail Space 14275 & 14277 Bank Street, Becker 55308



LOCATION/AREA INFORMATION

- * Great Visibility & Easy Access to Hwy 10
- * North Side of Hwy 10 on Frontage Road
- * Minutes from Monticello & Elk River
- * St. Cloud is 20 Minutes NW



TRAFFIC COUNTS - 2022

- * Highway 10 - 19,300 VPD
- * Bank Street - 12,602 VPD

Contact:

SHEILA ZACHMAN
(763) 244-0600
SZachman@crs-mn.com

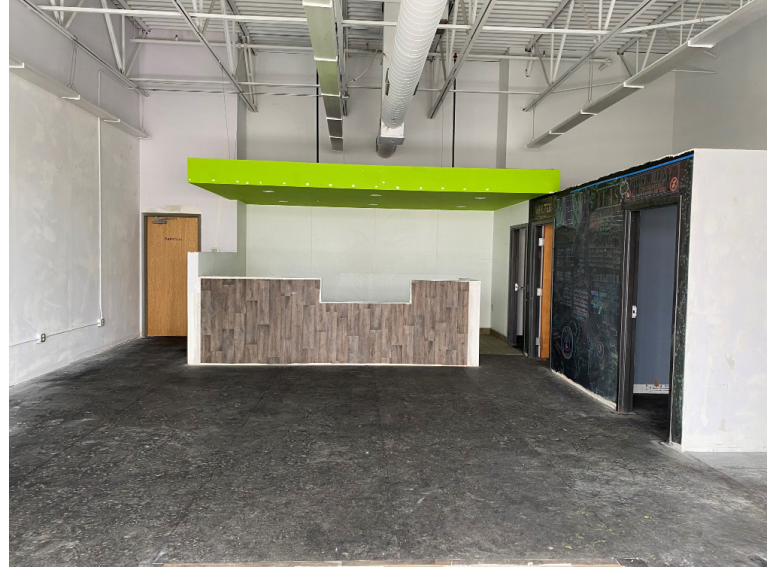
3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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).



COMMERCIAL REALTY SOLUTIONS

For Lease Commercial/Retail Space 14275 & 14277 Bank Street, Becker 55308



PROPERTY INFORMATION

- * Building is 14,722/sf
- * Space Available 1,278/sf
- * Space Available 1,722/sf
- * Multi-Tenant Building
- * High Demand Space in Growing Community
- * Clean Well Maintained Building
- * 70+ Parking Spaces

Contact:
SHEILA ZACHMAN
(763) 244-0600
SZachman@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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).