



COMMERCIAL REALTY SOLUTIONS

For Sale  
Commercial Office  
Building



## HOWARD LAKE COMMERCIAL OFFICE BUILDING

**Building Size: 2,075/sf** (.05 Acres)

610 8th Avenue, Howard Lake, MN 55349

**PRICE REDUCED**  
to \$199,900.00

Wayne Elam, Broker  
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## PROPERTY LOCATION

- \* Located 1 Block South of Highway 12
- \* Great Location with Ample Parking
- \* Close to Services
- \* Businesses In the Area:  
Howard Lake City Hall, Maria's Mexican, USPS,  
American Legion, The Broken Bolt, Hardware Hank,  
Howard Lake Fire Department, Howard Lake Wine & Spirits  
and more...

### TRAFFIC COUNTS - 2023

- \* Highway 12 - 10,000 VPD
- \* 7th Avenue - 3,662 VPD



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# PROPERTY OVERVIEW

Sales Price

\$229,000.00

Reduced to **\$199,900.00**

Building Size	2,075/sf
Lot Size	.05 Acres
Wright County	PID 109-010-018081
2024 Taxes	\$2,750.00
Zoned	B-2 Downtown Area Business
Year Built	1985
Tenant	Multi-Tenant
Parking	Street Parking Rear of Building - Municipal Lot



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# BUILDING OVERVIEW



Tenant	Currently 2 Tenant Building (Potential for 1 Tenant)
North Side	Large Reception Area Large Conference Room Large Executive Office Unisex Bathroom Partial Basement
South Side	Large Reception Area Large Conference Room Large Executive Office Unisex Bathroom Full Basement for Storage
Utilities/Features	Utilities are Separated City Sewer/Water Forced Air Heat Central A/C Brick Face
Upgrades	Newer Windows Newer HVAC (North Side)

# INTERIOR (South Side)



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# INTERIOR (South Side Basement)



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# INTERIOR (North Side)



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# EXTERIOR



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