



COMMERCIAL REALTY SOLUTIONS

**For Sale  
Commercial Office  
Building**

 **COMMERCIAL REALTY SOLUTIONS**  
www.crs-mn.com  
**FOR SALE**  
WAYNE ELAM  
**763.229.4982**

## **HOWARD LAKE**

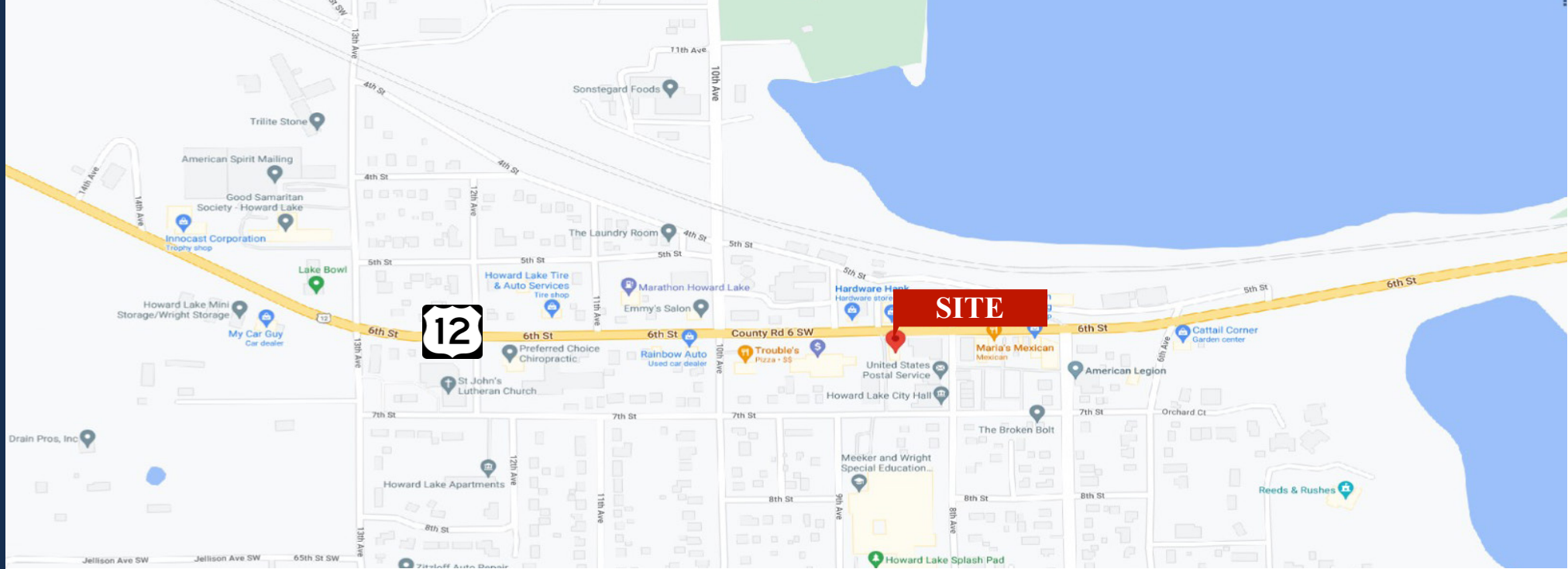
### **Commercial Office Building**

Building Size: 3,972/sf

824 6th Street, Howard Lake, MN 55349

**PRICE REDUCED  
MOTIVATED SELLER**

Wayne Elam, Broker  
763.229.4982  
WElam@crs-mn.com



## PROPERTY LOCATION

- \* High Visibility Location
- \* Easy Access to Highway 12 (6th Street)
- \* 35 Miles to I-94
- \* Businesses in the Area:  
 Posey Patch Flower & Gift Shop, Hardware Hank,  
 Howard Lake Fire Department, Howard Lake City Hall,  
 Maria's Mexican, Citizen's Alliance Bank, Mumford Sanitation,  
 American Legion and more.

## TRAFFIC COUNTS - 2023

- \* Highway 12 (6th Street) - 10,000 VPD



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# PROPERTY OVERVIEW

Sale Price  
~~\$249,000.00~~  
Reduced to \$229,000.00

Building Size	3,972/sf with 1,986/sf on Main Level and 1,986/sf on Finished Lower Level
Lot Size	0.11 Acres
Wright County	PID 109-0100-17041
2024 Taxes	\$5,224.00
Zoned	B-2 Downtown Business
Built	1986
Parking Spaces	(6) Six at Rear of Building; Additional Parking in City Owned Parking Lot Adjacent to Subject Property



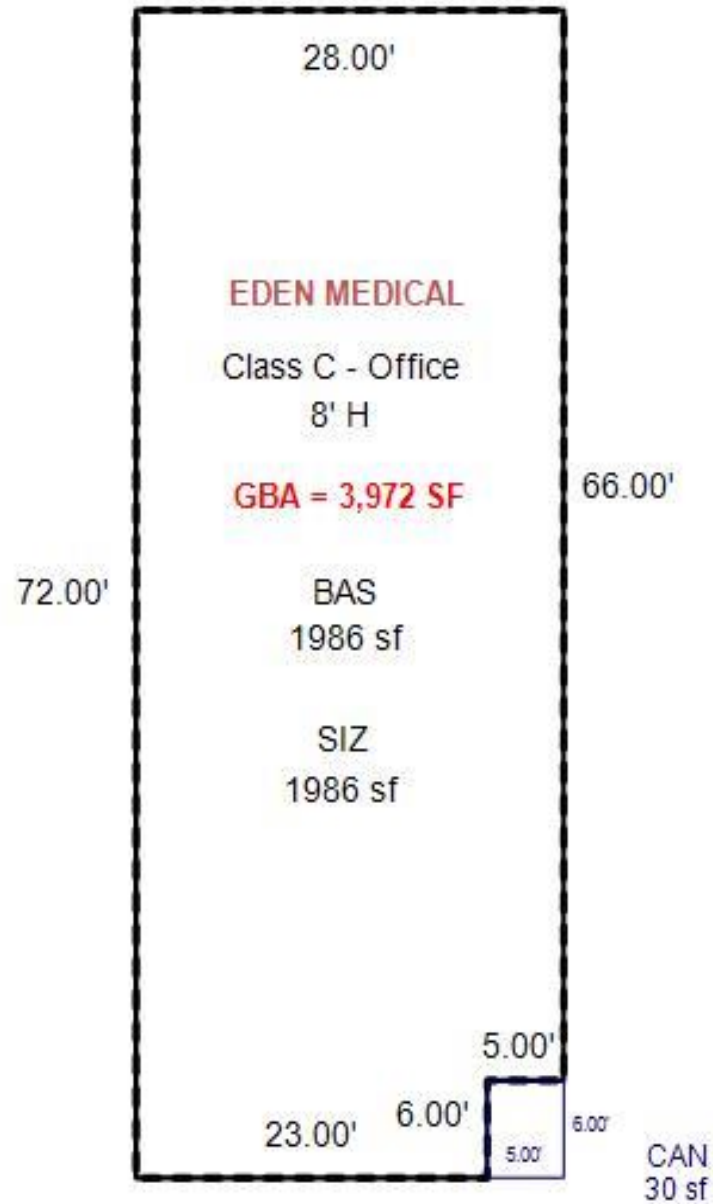
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# BUILDING OVERVIEW



- \* Single-Tenant Building 3,972/sf
- \* HVAC: Furnace & A/C Replaced 2021
- \* Bathroom Remodeled 2021
- \* Repainted Exterior and Landscape Updated
- \* 7 Offices
- \* 2 Bathrooms
- \* Front and Rear Entrances
- \* Built-Out Basement
- \* Adjacent to Extra Parking
- \* Could be Multi-Tenant Building
- \* First Floor Multiple Offices
- \* Basement has built-out work areas - multiple rooms
- \* Access on West Side of Building is Public Easement

# FLOOR PLAN



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# MAIN LEVEL



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# BASEMENT



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