



COMMERCIAL REALTY SOLUTIONS

PRICE REDUCED

For Sale/For Lease
Industrial /Commercial
Multi-Tenant
Building



MAPLE LAKE INDUSTRIAL BUILDING

Sale Price: ~~\$999,000~~ Reduced to **\$969,000**

(1) 6,000/sf Unit, (2) 2,400/sf Units

710 6th Street NW, Maple Lake, MN 55358

Wayne Elam, Broker
763.229.4982
WElam@Crs-Mn.com



PROPERTY LOCATION

- * North of Hwy 55
- * Close to Amenities and Services
- * Great Industrial Location
- * Easy Hwy 55 Access
- * City Utilities
- * Businesses In the Area:
Cedar Lake Engineering, Bernatello's Pizza, Subway, Certified Wood Products, Granite Tops, Dollar General, Madigan's Pub & Grill, The Butchery of Maple Lake, BP Station and more...

TRAFFIC COUNTS - 2023

- * Hwy 55 - 10,000 VPD
- * Oak Avenue - 7,660 VPD



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

Sales Price
\$999,000.00

Reduced to \$969,000.00

Building Size	(1) 6,000/sf Unit (Leased) (1) 2,400/sf Unit (Available) (1) 2,400/sf Unit (Leased)
Lot Size	2.91 Acres
Wright County	PID 110-04300-2010
2024 Taxes	\$26,310.40 + Assessments \$479.60
Zoned	I-1 Light Industrial
Year Built	2019
Tenant	Multi-Tenant

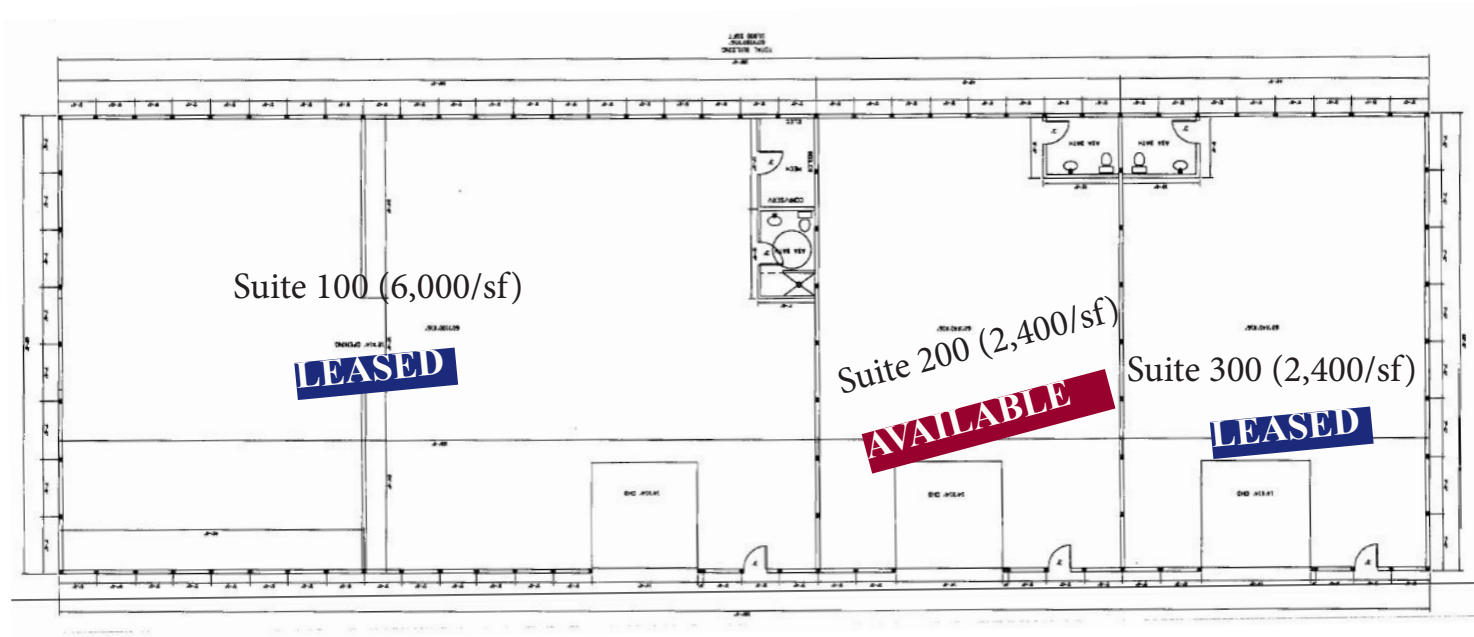
PROPERTY INFORMATION

Lease Rate
\$10.00/psf NNN

- * Operating Expenses: \$3.00/psf
- * Suite 100 - 6,000/sf (60' x 100') - Leased
- * Suite 200 - 2,400/sf (40' x 60') - Available
- * Suite 300 - 2,400/sf (40' x 60') - Leased
- * Each Suite (1) Overhead, Drive-In Door 12' x 14'
- * 16' High Sidewalls
- * 200 Amp Service
- * 3 Phase Power
- * Bathroom
- * Fully Insulated Steel Building
- * Unit Heater
- * City Utilities

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

FLOOR PLAN



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

INTERIOR - Suite 100 (6,000/sf) - Leased



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

INTERIOR - Suite 200 (2,400/sf)



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

EXTERIOR



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.