



**For Sale & Lease
Commercial Offices
w/Support Buildings**



BECKER

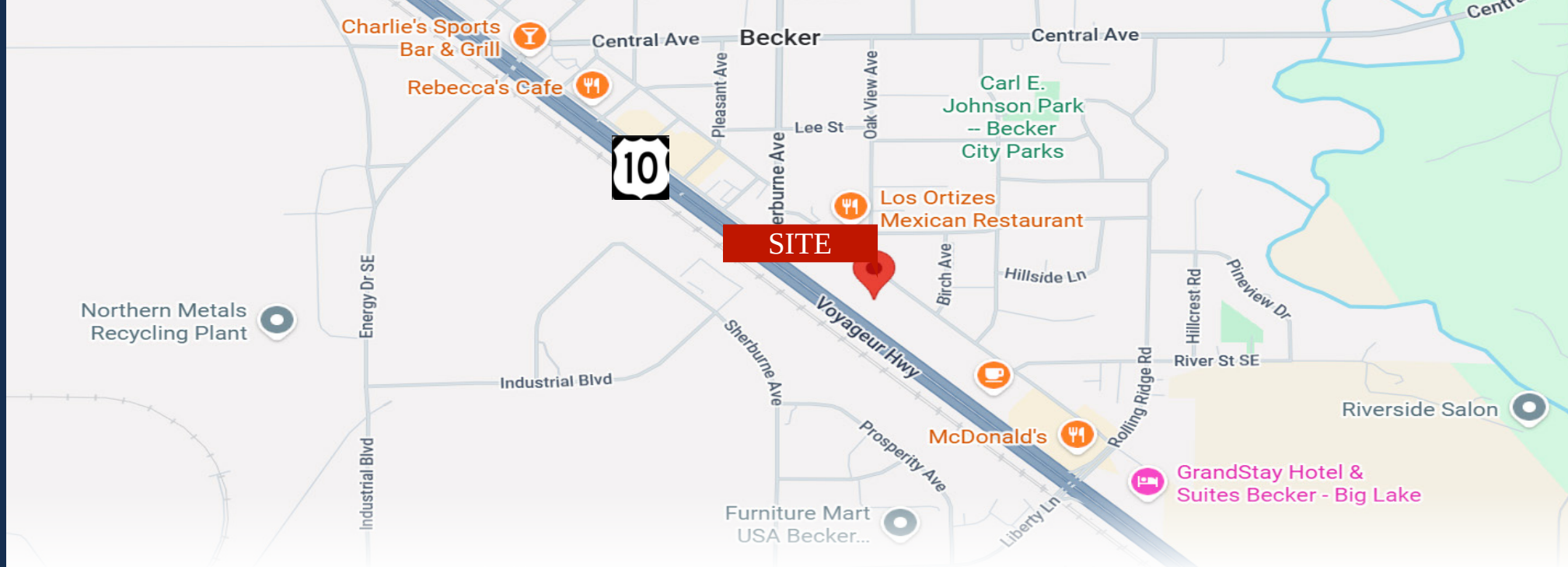
Commercial Offices w/Outdoor Heated/Cold Storage

Sales Price: \$1,299,000 Lease Rate: \$8.95/psf NNN

Building 6,950/sf + 13,000/sf Storage

12575 Oakview Avenue, Becker, MN 55308

Doug Cook, Broker
651.333.2170
DCook@Crs-Mn.com



PROPERTY LOCATION

- * North of Hwy 10
- * Convenient Access and Strong Visibility
- * Quick Access to I-94 from Hwy 25 located 4 Miles South

TRAFFIC COUNTS - 2025

- * Highway 10 - 18,770 VPD
- * Oakview Avenue - 4,801 VPD

Businesses in the Area:

Country Lumber, Structural Buildings of MN, Becker Veterinary Clinic, Bill's Superette, Charlie's Sports Bar, G-Will Liquors, Manufacturing Partners, Sherburne State Bank, Kwik Trip 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

12575 Oakview Avenue, Becker, MN

Sales Price

\$1,299,000.00

Lease Rate

\$8.95/psf NNN

Operating Expenses	\$25,427.00
Building Size	6,950/sf + 13,000/sf Storage
Lot Size	2.30 Acres
Sherburne County	PID: 60-00406-0430
2026 Taxes	\$15,350.00 Estimated
Zoned	CC - Community Commercial
Parking	40 Spaces
Built	1987 / 2012
Tenant	Single

PROPERTY INFORMATION

Office Headquarters with Heated & Cold Storage Buildings, ideal for a wide range of commercial, trade, professional, service, contractor, and distribution users.

Office headquarters features a reception area, sixteen (16) private offices, multiple meeting and conference spaces, and open areas ideal for employee gatherings, training, collaboration, or showroom use.

The property also includes 960 sq. ft. (24' × 40') of heated drive-up storage, approximately 13,000 sq. ft. of cold storage located in two detached support buildings, and a large outdoor area, providing flexibility for service vehicle parking, equipment, inventory, materials, or outdoor storage.

Originally developed as a lumber yard campus, the site has a functional layout with ample on-site parking and convenient access. Zoning is CC (Community Commercial), allowing a broad range of permitted commercial and professional uses including administrative, executive, financial, professional, real estate, insurance, and medical offices; service and trade-support businesses; contractor operations; warehousing and storage; light retail and showroom use; printing and business services; and similar commercial operations.

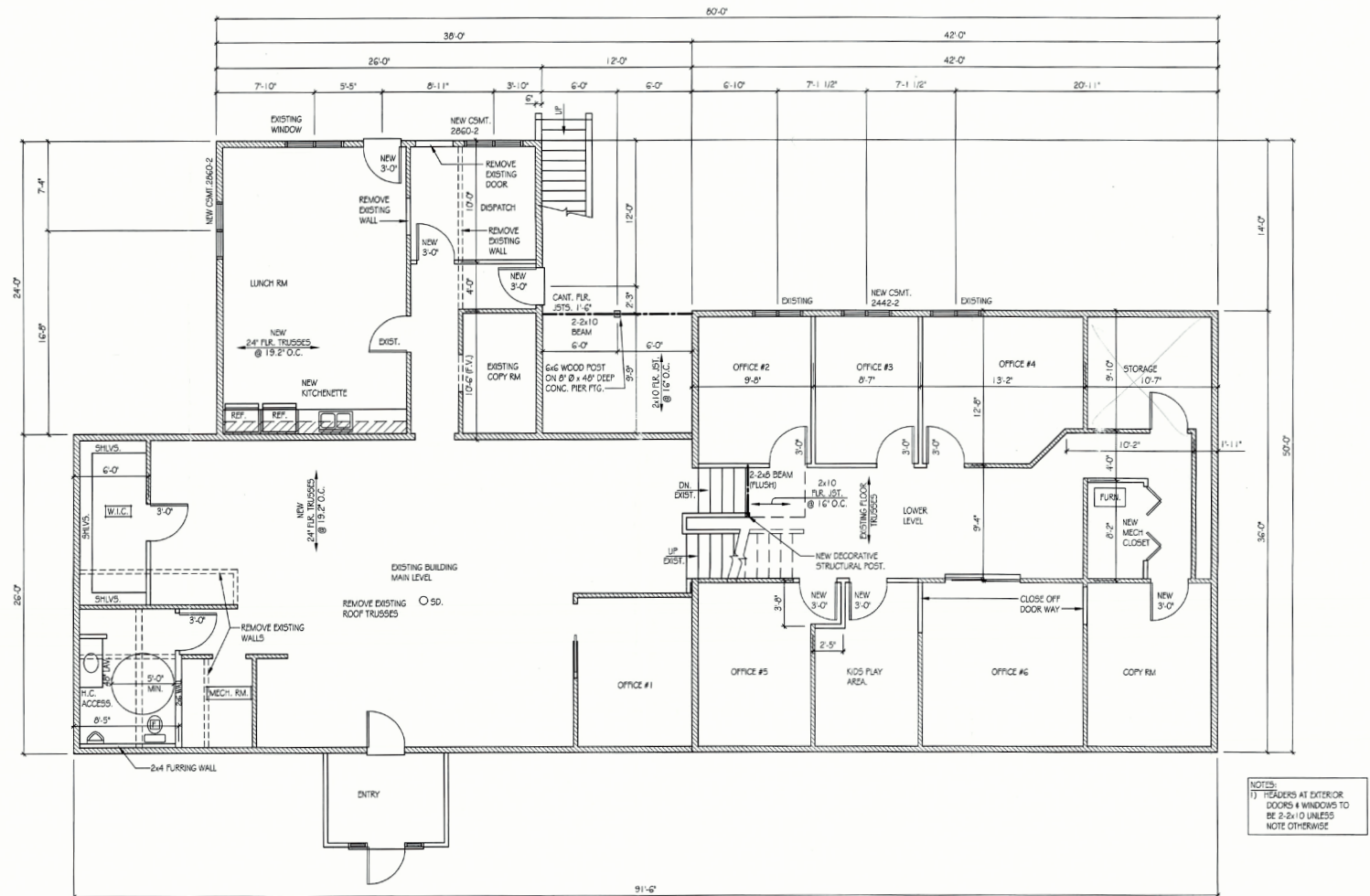
The combination of quality office space, heated and cold storage, outdoor storage, and flexible zoning creates a property well suited for businesses seeking both office and operational capabilities in a single location.

FLOOR PLAN - Main Building



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).

FLOOR PLAN - First Floor



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).

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).



INTERIOR PHOTOS - Common Areas



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).

INTERIOR PHOTOS - Common Areas



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).

INTERIOR PHOTOS - Offices



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).

INTERIOR PHOTOS - Offices



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).

INTERIOR PHOTOS - Storage & IT



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).

INTERIOR PHOTOS - Storage & IT



EXTERIOR PHOTOS - Heated & Cold Storage



PROPERTY INFORMATION

- * Heated
- * 24' x 40'
- * Overhead Door (1)
13'11" x 13'11"



EXTERIOR PHOTOS - Heated & Cold Storage



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).