







Dan Weber  
 Sherburne County  
 13880 Business Center Dr NW  
 Elk River, MN 55330  
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Owner Broker
	Elk Meadows Office Park 12580 NW 192nd Ct Elk River, MN 55330	Building: 9,828 SF Floors: 1	Status: Available Suite: Suite E Sublease: No	1,230 SF	Negotiable		Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies
	Elk Meadows Office Park 12580 NW 192nd Ct Elk River, MN 55330	Building: 9,828 SF Floors: 1	Status: Available Suite: Suite F Sublease: No	1,230 SF	Negotiable		Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies
	Elk Ridge Center 19522 SW Holt St Elk River, MN 55330	Building: Floors: 2	Status: Available Suite: Sublease: No	20,000 SF	\$15.00 Annual/SF		Benjamin J Krsnak ben@hempelcompanies.com 612-355-2608 Hempel
	Elk Ridge Center 19522 SW Holt St Elk River, MN 55330	Building: Floors: 2	Status: Available Suite: Sublease: No	20,000 SF	\$15.00 Annual/SF		Benjamin J Krsnak ben@hempelcompanies.com 612-355-2608 Hempel



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	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Owner Broker
	19230 Evans St NW 19230 Evans St NW Elk River, MN 55330	Building: 10,411 SF Floors: 1	Status: Available Suite: 103 Sublease: No	168 SF	\$11.00 - \$12.00 Annual/SF		Robert (Marty) Fisher mfisher@premiercommercialproperties.com 763-862-2005 Premier Commercial Properties
	19230 Evans St NW 19230 Evans St NW Elk River, MN 55330	Building: 10,411 SF Floors: 1	Status: Available Suite: 109 Sublease: No	1,935 SF	\$11.00 - \$12.00 Annual/SF		Robert (Marty) Fisher mfisher@premiercommercialproperties.com 763-862-2005 Premier Commercial Properties
	19230 Evans St NW 19230 Evans St NW Elk River, MN 55330	Building: 10,411 SF Floors: 1	Status: Available Suite: 118 Sublease: No	672 SF	\$11.00 Annual/SF		Robert (Marty) Fisher mfisher@premiercommercialproperties.com 763-862-2005 Premier Commercial Properties
	19230 Evans St NW 19230 Evans St NW Elk River, MN 55330	Building: 10,411 SF Floors: 1	Status: Available Suite: 120 Sublease: No	624 SF	\$11.00 Annual/SF		Robert (Marty) Fisher mfisher@premiercommercialproperties.com 763-862-2005 Premier Commercial Properties
	18853 Freeport St 18853 Freeport St Elk River, MN 55330	Building: 6,614 SF Floors: 1	Status: Available Suite: 18853 Sublease: No	1,300 SF	\$13.84 Annual/SF		Ryan Hardin ryanhardin@hardincompanies.com 612-356-2002 Hardin Companies
	Elk River Distribution Center 17201 Ulysses St NW Elk River, MN 55330	Building: 45,000 SF Floors: 1	Status: Available Suite: Sublease: No	13,000 SF	\$4.50 Annual/SF		Ryan Hardin ryanhardin@hardincompanies.com 612-356-2002 Hardin Companies
	19437 Evans St 19437 Evans St NW Elk River, MN 55330	Building: 9,502 SF Floors: 1	Status: Available Suite: Sublease: No	4,141 SF	\$12.50 Annual/SF		Robert (Marty) Fisher mfisher@premiercommercialproperties.com 763-862-2005 Premier Commercial Properties










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	Elk River Plaza 550-716 NW Freeport St Elk River, MN 55330	Building: 92,038 SF Floors: 1	Status: Available Suite: 716 Sublease: No	7,000 SF	Negotiable		Mary Lindell mary@christiansonandco.com 612-747-9854 Christianson & Company Commercial Real Estate Services
	Former Pro-Build 26229 Fremont Dr Zimmerman, MN 55398	Building: 25,257 SF Floors: 1	Status: Available Suite: Bldg Sublease: No	25,257 SF	Negotiable		Kyle Rafshol kyle.rafshol@colliers.com 952-837-3042 Colliers International/Minneapolis-St. Paul
	Paragon Plaza 19950 NW 177th St Big Lake, MN 55309	Building: 39,000 SF Floors: 1	Status: Available Suite: 200 Sublease: No	3,453 SF	\$8.70 Annual/SF		Erik S Sorenson erik@weatherhillcommercial.com 763-477-3300 Weatherhill Commercial
	Paragon Plaza 19950 NW 177th St Big Lake, MN 55309	Building: 39,000 SF Floors: 1	Status: Available Suite: 450 Sublease: No	1,047 SF	\$7.73 Annual/SF		Erik S Sorenson erik@weatherhillcommercial.com 763-477-3300 Weatherhill Commercial
	Paragon Plaza 19950 NW 177th St Big Lake, MN 55309	Building: 39,000 SF Floors: 1	Status: Available Suite: 800 Sublease: No	5,528 SF	\$7.25 Annual/SF		Erik S Sorenson erik@weatherhillcommercial.com 763-477-3300 Weatherhill Commercial
	Elk River MN Multi-Tenant Industrial Facility 9942 Highway 10 Elk River, MN 55330	Building: 60,288 SF Floors: 1	Status: Available Suite: 9942 Sublease: Yes	5,000 SF	\$4.00 - \$8.00 Annual/SF		Dan Friedner dan.friedner@ngkf.com 612-430-9991 Newmark Knight Frank
	Elk River MN Multi-Tenant Industrial Facility 9942 Highway 10 Elk River, MN 55330	Building: 60,288 SF Floors: 1	Status: Available Suite: 9956 Sublease: No	7,500 SF	\$4.00 - \$8.00 Annual/SF		Dan Friedner dan.friedner@ngkf.com 612-430-9991 Newmark Knight Frank




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	Elk River Crossing 19320-19344 NW Highway 169 Elk River, MN 55330	Building: 14,281 SF Floors: 1	Status: Available Suite: 19332 Sublease: No	2,058 SF	Negotiable		Brian Merz bmerz@hjdevelopment.com 952-476-9400 HJ Development, Inc.
	11074 179th St NW 11074 179th St NW Elk River, MN 55330	Building: 50,665 SF Floors: 1	Status: Available Suite: Sublease: No	50,665 SF	\$5.50 Annual/SF		Josh Huempfner josh@upland.com 612-465-8522 Upland Real Estate Group, Inc
	Big Lake Town Square 726 Martin Ave Big Lake, MN 55309	Building: 16,449 SF Floors: 1	Status: Available Suite: 102 Sublease: No	1,287 SF	Negotiable		Rick Plessner plessner@ircetailcenters.com 651-419-2006 IRC Retail Centers, LLC
	Big Lake Town Square 726 Martin Ave Big Lake, MN 55309	Building: 16,449 SF Floors: 1	Status: Available Suite: 106 Sublease: No	1,155 SF	Negotiable		Rick Plessner plessner@ircetailcenters.com 651-419-2006 IRC Retail Centers, LLC
	13848 1st St 13848 1st St Becker, MN 55308	Building: 3,800 SF Floors: 1	Status: Available Suite: 1 Sublease: No	1,110 SF	\$13.50 Annual/SF		Joseph W Elam jelam@commrealtysolutions.com 320-282-8410 Commercial Realty Solutions LLC
	13854 1st St 13854 1st St Becker, MN 55308	Building: 5,092 SF Floors: 1	Status: Available Suite: Sublease: No	1,061 SF	\$13.50 Annual/SF		Joseph W Elam jelam@commrealtysolutions.com 320-282-8410 Commercial Realty Solutions LLC
	19276 Vernon St NW 19276 Vernon St NW Elk River, MN 55330	Building: 3,372 SF Floors: 1	Status: Available Suite: Sublease: No	3,372 SF	\$5.50 - \$10.00 Annual/SF		Joseph W Elam jelam@commrealtysolutions.com 320-282-8410 Commercial Realty Solutions LLC



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	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Owner Broker
	Elk River Industrial Condos 10994 178th Ave NW Elk River, MN 55330	Building: 2,172 SF Floors: 2	Status: Available Suite: Sublease: No	2,172 SF	\$9.50 Annual/SF		Chad Weeks cweeks@arrowcos.com 612-619-9911 Arrow Real Estate Corp.
	1051 7th St SE 1051 7th St SE St Cloud, MN 56304	Building: 8,900 SF Floors: 1	Status: Available Suite: Sublease: No	8,900 SF	\$6.60 Annual/SF		Steven Feneis stevef@granitecityproperties.com 320-202-8000 Granite City Real Estate, LLC
	231 Main Street NW 231 Main St NW Elk River, MN 55330	Building: 8,957 SF Floors: 2	Status: Available Suite: B Sublease: No	1,037 SF	\$12.00 Annual/SF		Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies
	221 Main Street NW 221 Main St NW Elk River, MN 55330	Building: 6,319 SF Floors: 1	Status: Available Suite: Suite D Sublease: No	1,040 SF	\$12.00 Annual/SF		Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies
	17375 U.S. 10 17375 U.S. 10 Elk River, MN 55330	Building: 7,108 SF Floors: 1	Status: Available Suite: Sublease: No	2,252 SF	Negotiable		Lisa L Diehl Lisa.Diehl@CloseTheDiehl.com 612-508-6410 Diehl and Partners
	13467-13501 Business Center Drive NW 13467-13501 Business Center Drive Northwest Elk River, MN 55330	Building: 19,900 SF Floors: 1	Status: Available Suite: Sublease: No	1,500 SF	\$15.00 Annual/SF		Richard A Lee richlee@premiercommercialproperties.com 612-718-9919 Premier Commercial Properties
	China Inn Buffet 621 Rose Drive Big Lake, MN 55309	Building: 3,744 SF Floors: 1	Status: Available Suite: 3 Sublease: No	3,744 SF	\$13.50 Annual/SF		Sheila Zachman szachman@commrealtysolutions.com 763-682-2400 Commercial Realty Solutions LLC










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	Elk Ridge Center 19620 19620 Holt St Elk River, MN 55330	Building: 16,224 SF Floors: 1	Status: Available Suite: Sublease: No	7,500 SF	\$23.00 Annual/SF		Benjamin J Krsnak ben@hempelcompanies.com 612-355-2608 Hempel
	Elk Ridge Center 19620 19620 Holt St Elk River, MN 55330	Building: 16,224 SF Floors: 1	Status: Available Suite: Sublease: No	7,500 SF	\$23.00 Annual/SF		Benjamin J Krsnak ben@hempelcompanies.com 612-355-2608 Hempel
	Elk Ridge Center 19620 19620 Holt St Elk River, MN 55330	Building: 16,224 SF Floors: 1	Status: Available Suite: Sublease: No	7,500 SF	\$23.00 Annual/SF		Benjamin J Krsnak ben@hempelcompanies.com 612-355-2608 Hempel
	16860 Highway 10 NW 16860 Hwy 10 NW Elk River, MN 55330	Building: 10,500 SF Floors: 1	Status: Available Suite: Sublease: No	3,000 SF	\$12.00 Annual/SF		Charles Munson charles@auroratower.net 952-261-2720 Aurora Tower
	3690 30th St SE 3690 30th St SE St. Cloud, MN 56304	Building: 19,061 SF Floors: 2	Status: Available Suite: Sublease: No	17,900 SF	\$5.50 - \$6.50 Annual/SF		Bill Molitor bill.molitor@results.net 320-258-5808 RE/MAX Results
	12698 Industrial Blvd NW 12698 Industrial NW Blvd Elk River, MN null	Building: 135,000 SF Floors: 1	Status: Available Suite: C Sublease: No	18,000 SF	\$6.00 Annual/SF		Mark A Steingas mark@copperwoodmn.com 952-392-1310 Copperwood Investments, LLC
	Fremont Plaza 26219 Fremont Dr Zimmerman, MN 55398	Building: 3,750 SF Floors: 1	Status: Available Suite: 1 Sublease: No	1,640 SF	Negotiable		Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies



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	Fremont Plaza 26219 Fremont Dr Zimmerman, MN 55398	Building: 3,750 SF Floors: 1	Status: Available Suite: 2 Sublease: No	193 SF	Negotiable		Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies
	Elk River Business Park Bldg 17834 Industrial Cir NW Elk River, MN 55330	Building: 50,233 SF Floors: 1	Status: Available Suite: 103-107 Sublease: No	24,457 SF	\$4.50 - \$8.50 Annual/SF		Gary A Gabrielson gary@cradvisorsmn.com 612-670-1700 Commercial Realty Advisors, LLC
	17994 Zane St NW 17994 Zane St NW Elk River, MN 55330	Building: 5,400 SF Floors: 1	Status: Available Suite: Sublease: No	5,400 SF	Negotiable		David Carland dcarland@venturepass.net 612-963-9107 Venture Pass Partners, LLC
	651 Rose Drive 651 Rose Drive Big Lake, MN 55309	Building: 12,080 SF Floors: 1	Status: Available Suite: 2 Sublease: No	2,050 SF	\$8.00 Annual/SF		Sheila Zachman szachman@commrealtysolutions.com 763-682-2400 Commercial Realty Solutions LLC
	13900 Industry Ave 13900 Industry Ave Becker, MN 55308	Building: 53,670 SF Floors: 1	Status: Pending Suite: Sublease: No	53,200 SF	\$4.25 Annual/SF		Wayne C Teig wayne@crestcommercialrealestate.com 763-355-5542 Crest, LLC
	11110 Industrial Circle Northwest 11110 Industrial Circle Northwest Elk River, MN 55330	Building: 19,897 SF Floors: 1	Status: Available Suite: Sublease: No	12,000 SF	Negotiable		Rob C Davidson rob@davidsoncos.com 651-481-6290 The Davidson Companies, Inc
	Northridge Center 0 E 2nd St Zimmerman, MN 55398	Building: Floors:	Status: Available Condo: No		List Price \$250,000.00		Ted Gonsior ted.gonsior@colliers.com 952-897-7744 Colliers International/Minneapolis-St. Paul







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	Northridge Center 0 E 2nd St Zimmerman, MN 55398	Building: Floors:	Status:Available Condo: No		List Price \$110,000.00		Ted Gonsior ted.gonsior@colliers.com 952-897-7744 Colliers International/Minneapolis-St. Paul
	Elk Ridge Development Lot 1 - 1.49 Acres 19600 SW Holt St Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$200,000.00		Benjamin J Krsnak ben@hempelcompanies.com 612-355-2608 Hempel
	Elk Ridge Development Lot 3- 2.51 Acres 19500 NW Holt St Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$500,000.00		Benjamin J Krsnak ben@hempelcompanies.com 612-355-2608 Hempel
	Railway Properties Lot 1 Blk 2 0 126th St NW Baldwin Township, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$132,585.00		Annie Deckert DecklanTeam@ACGProperty.com 763-331-1923 Acuity Group
	Railway Properties Lot2 Blk 2 0 126th St NW Baldwin Township, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$86,847.00		Annie Deckert DecklanTeam@ACGProperty.com 763-331-1923 Acuity Group
	Railway Properties Lot 3 Blk 1 0 126th St NW Baldwin Township, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$113,800.00		Annie Deckert DecklanTeam@ACGProperty.com 763-331-1923 Acuity Group
	815 US Highway 10 815 US-10 Elk River, MN 55330	Building: 15,860 SFFloors: 2	Status:Available Condo: No	15,860 SF	List Price \$799,900.00		Ryan Hardin ryanhardin@hardincompanies.com 612-356-2002 Hardin Companies





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	Elk River Distribution Center 17201 Ulysses St NW Elk River, MN 55330	Building: 45,000 SFFloors: 1	Status:Available Condo: No	45,000 SF	List Price \$2,095,000.00		Ryan Hardin ryanhardin@hardincompanies.com 612-356-2002 Hardin Companies
	19437 Evans St 19437 Evans St NW Elk River, MN 55330	Building: 9,502 SFFloors: 1	Status:Available Condo: No	9,502 SF	List Price \$1,500,000.00		Robert (Marty) Fisher mfisher@premiercommercialproperties.com 763-862-2005 Premier Commercial Properties
	15749 Jarvis St 15749 Jarvis St Elk River, MN 55303	Building: Floors:	Status:Available Condo: No		List Price \$210,000.00		Robert (Marty) Fisher mfisher@premiercommercialproperties.com 763-862-2005 Premier Commercial Properties
	24060 Highway 169 24060 Highway 169 Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$369,500.00		Annie Deckert DecklanTeam@ACGProperty.com 763-331-1923 Acuity Group
	Big Lake Marketplace- 4.99 Acres 16950 NW 198th Ave Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$871,200.00		Mary Lindell mary@christiansonandco.com 612-747-9854 Christianson & Company Commercial Real Estate Services
	Former Pro-Build 26229 Fremont Dr Zimmerman, MN 55398	Building: 25,257 SFFloors: 1	Status:Available Condo: No	25,257 SF	List Price \$849,000.00		Kyle Rafshol kyle.rafshol@colliers.com 952-837-3042 Colliers International/Minneapolis-St. Paul
	US Hwy 10 Big Lake 0 US Highway 10 Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price Negotiable		Thomas J Dunsmore tom.dunsmore@avisionyoung.com 651-775-4282 Avison Young







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	Big Lake Land 0 SW January St & Highway 10 Big Lake, MN 55330	Building: Floors:	Status:Available Condo: No		List Price Negotiable		Charles Pfeffer cjpfeffer@pfefferco.com 763-425-3632 Pfeffer Real Estate, LLC
	Fremont Ave- 0.46 Acres 0 Fremont Ave Zimmerman, MN 55398	Building: Floors:	Status:Available Condo: No		List Price \$89,900.00		Amber Lange alange@kwcommercial.com 763-226-7911 KW Commercial Twin Cities
	11074 179th St NW 11074 179th St NW Elk River, MN 55330	Building: 50,665 SFFloors: 1	Status:Available Condo: No	50,665 SF	List Price \$3,100,000.00		Josh Huempfner josh@upland.com 612-465-8522 Upland Real Estate Group, Inc
	Zylstra Harley Addition 19645 Evans St Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$800,000.00		Nathan Hansen nate.hansen@colliers.com 952-374-5856 Colliers International/Minneapolis-St. Paul
	17994 Zane St NW - 2 Acres 17994 Zane St NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price Negotiable		David Carland dcarland@venturepass.net 612-963-9107 Venture Pass Partners, LLC
	460 Jefferson Blvd 460 Jefferson Blvd Big Lake, MN 55309	Building: 2,596 SFFloors: 2	Status:Available Condo: No	2,596 SF	List Price \$247,777.00		Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies
	2330 20th Ave SE - 3,5 Acres 2330 20th Ave SE St Cloud, MN 56304	Building: Floors:	Status:Available Condo: No		List Price \$349,500.00		Bill Molitor bill.molitor@results.net 320-258-5808 RE/MAX Results



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	13848 1st St 13848 1st St Becker, MN 55308	Building: 3,800 SFFloors: 1	Status:Available Condo: No	3,800 SF	List Price \$389,000.00		Joseph W Elam jelam@commrealtysolutions.com 320-282-8410 Commercial Realty Solutions LLC
	13854 1st St 13854 1st St Becker, MN 55308	Building: 5,092 SFFloors: 1	Status:Available Condo: No	5,092 SF	List Price \$449,000.00		Joseph W Elam jelam@commrealtysolutions.com 320-282-8410 Commercial Realty Solutions LLC
	Highway 169 & 265th Ave NW- 34.91 Acres US Highway 169 Zimmerman, MN 55398	Building: Floors:	Status:Available Condo: No		List Price \$1,150,000.00		Philip Harry - SFR, SRS, RENE philharry@kw.com 651-717-8048 KW Commercial Northwest
	10775 170th Cir NW- 2.92 Acres 10775 170th Cir NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$254,390.00		Amanda Othoudt aothoudt@elkrivernm.gov 763-635-1042 City of Elk River
	S Rum River Dr & 128th St NW- 8.58 Acres 12714 320th Ave Princeton, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$600,000.00		Joseph W Elam jelam@commrealtysolutions.com 320-282-8410 Commercial Realty Solutions LLC
	9710 158th Circle NW - 1.34 Acres 9710 158th Cir NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$145,926.00		Ryan Hardin ryanhardin@hardincompanies.com 612-356-2002 Hardin Companies
	9750 158th Circle NW - 1.30 Acres 9750 158th Cir NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$141,570.00		Ryan Hardin ryanhardin@hardincompanies.com 612-356-2002 Hardin Companies



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	32nd St SE- 58 Acres 32nd St SE St Cloud, MN 56304	Building: Floors:	Status:Available Condo: No		List Price \$1,740,000.00		Bill Molitor bill.molitor@results.net 320-258-5808 RE/MAX Results
	14043 Business Center Dr NW- 8.15 Acres 14043 Business Center Dr NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$705,700.00		Dan Weber dan.weber@co.sherburne.mn.us 763-765-3007 Sherburne County
	13880 Business Center Dr - 33.8 Acres 13880 Business Center Dr NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$2,874,960.00		Dan Weber dan.weber@co.sherburne.mn.us 763-765-3007 Sherburne County
	25820 7th St W 25820 7th St W Zimmerman, MN 55398	Building: 27,455 SFFloors: 1	Status:Available Condo: No	27,455 SF	List Price \$999,999.00		Scott L Miller scott@3crg.com 651-283-6803 KW Commercial Premier
	BP Amoco 19696 Evans St NW Elk River, MN 55330	Building: 2,289 SFFloors: 1	Status:Available Condo: No	2,289 SF	List Price \$300,000.00		Gary Dehn gdehn@premiercommercialproperties.com 763-227-4783 Premier Commercial Properties
	18040 Hwy 10 18040 Hwy 10 Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price Negotiable		Chris Garcia cgarcia@lee-associates.com 952-955-4400 Lee and Associates
	19702 Co Rd 14-1 Acre 19702 Co Rd 14 Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$84,900.00		Daniel Desrochers daniel@drealtyg.com 612-554-4773 eXp Realty



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	Marketplace Dr - 19.19 Acres Marketplace Dr Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price Negotiable		Richard Palmiter richard.palmiter@cbre.com 952-924-4603 CBRE - Minnesota
	Big Lake Marketplace - 33.15 Acres Marketplace Dr Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price Negotiable		Richard Palmiter richard.palmiter@cbre.com 952-924-4603 CBRE - Minnesota
	17363 Vance St NW 17363 Vance St NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$995,000.00		Wayne Elam welam@commrealtysolutions.com 763-229-4982 Commercial Realty Solutions LLC
	DPMS 3312 12th St SE St Cloud, MN 56304	Building: 18,756 SFFloors: 1	Status:Available Condo: No	18,756 SF	List Price \$625,000.00		Mike Schmitt mike@cbcorion.com 320-251-1177 Coldwell Banker Commercial Orion
	26211 184th St 26211 184th St Big Lake, MN 55309	Building: 9,539 SFFloors: 1	Status:Available Condo: No	9,539 SF	List Price Negotiable		Ed J Hanlon edhanlon@hotmail.com 952-945-3163 Edina Realty Inc
	Spanky's 2nd Addition 19740 200th St NW Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$169,000.00		Wayne Elam welam@commrealtysolutions.com 763-229-4982 Commercial Realty Solutions LLC
	906 15th Ave SE- 0.79 Acres 906 15th Ave SE St Cloud, MN 56304	Building: Floors:	Status:Available Condo: No		List Price \$129,900.00		Bill Molitor bill.molitor@results.net 320-258-5808 RE/MAX Results






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	Hwy 24 & River Rd SE - 12.71 Acres Hwy 24 Clear Lake, MN 55319	Building: Floors:	Status:Available Condo: No		List Price \$549,777.00		Bill Molitor bill.molitor@results.net 320-258-5808 RE/MAX Results
	13530 185th Ave NW - 1.50 Acres 13530 185th Ave NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$180,000.00		Amanda Othoudt aothoudt@elkrivernm.gov 763-635-1042 City of Elk River
	17565 Tyler St NW - 4.34 Acres 17565 Tyler St NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$378,100.00		Amanda Othoudt aothoudt@elkrivernm.gov 763-635-1042 City of Elk River
	17610 Tyler St NW - 12.13 Acres 17610 Tyler St NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$1,056,765.00		Amanda Othoudt aothoudt@elkrivernm.gov 763-635-1042 City of Elk River
	13566 185th Ave NW - 1.50 Acres 13566 185th Ave NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$180,000.00		Amanda Othoudt aothoudt@elkrivernm.gov 763-635-1042 City of Elk River
	10835 170th Ave NW - 4.69 Acres 10835 170th Ave NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$408,592.00		Amanda Othoudt aothoudt@elkrivernm.gov 763-635-1042 City of Elk River
	10852 168th Cir 10852 168th Cir Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$317,988.00		Amanda Othoudt aothoudt@elkrivernm.gov 763-635-1042 City of Elk River



Dan Weber  
 Sherburne County  
 13880 Business Center Dr NW  
 Elk River, MN 55330  
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Owner Broker
	20373 Co Rd 81 20373 Co Rd 81 Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$1,572,670.00		Wayne Elam welam@commrealtysolutions.com 763-229-4982 Commercial Realty Solutions LLC
	US-10 - 96.21 US-10 Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$2,033,700.00		William Christian bill@billchristian.com 763-360-5008 KW Commercial Northwest
	2981 US 10 2981 US 10 St. Cloud, MN 56304	Building: 5,642 SFFloors: 1	Status:Available Condo: No	5,642 SF	List Price \$329,000.00		Casey O'Malley casey.omalley@riceproperties.com 320-257-5400 Rice Real Estate Services, LLC
	US Highway 169 and 313th Ave NW US Highway 169 and 313th Ave NW Princeton MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$325,000.00		Philip Harry - SFR, SRS, RENE philharry@kw.com 651-717-8048 KW Commercial Northwest
	1051 7th St SE 1051 7th St SE St Cloud, MN 56304	Building: 8,900 SFFloors: 1	Status:Available Condo: No	8,900 SF	List Price \$495,000.00		Steven Feneis stevef@granitecityproperties.com 320-202-8000 Granite City Real Estate, LLC
	400 Acres Princeton Land 31521 119th St Princeton, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$4,000,000.00		Nathan Hansen nate.hansen@colliers.com 952-374-5856 Colliers International/Minneapolis-St. Paul
	China Inn Buffet 621 Rose Drive Big Lake, MN 55309	Building: 3,744 SFFloors: 1	Status:Available Condo: Yes	3,744 SF	List Price \$400,000.00		Sheila Zachman szachman@commrealtysolutions.com 763-682-2400 Commercial Realty Solutions LLC



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	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Owner Broker
	Elk Ridge Development Lot 2- 2 Acres 19576 Holt St NW Elk River, MN null	Building: Floors:	Status:Available Condo: No		List Price \$250,000.00		Benjamin J Krsnak ben@hempelcompanies.com 612-355-2608 Hempel
	Big Lake Industrial Park - Phase II - 30 Acres 177th St Nw Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price Negotiable		Dan Weber dan.weber@co.sherburne.mn.us 763-765-3007 Sherburne County
	2450 20th SE Ave St. Cloud, MN 56304	Building: Floors:	Status:Available Condo: No		List Price \$800,000.00		Maria Berdan (Torborg) mariat@granitecityproperties.com 320-257-3988 Granite City Real Estate, LLC
	3690 30th St SE 3690 30th St SE St. Cloud, MN 56304	Building: 19,061 SFFloors: 2	Status:Available Condo: No	19,061 SF	List Price \$1,540,000.00		Bill Molitor bill.molitor@results.net 320-258-5808 RE/MAX Results
	1606 10th St S 1606 10th St S Princeton, MN 55371	Building: 5,292 SFFloors: 2	Status:Available Condo: No	5,292 SF	List Price \$267,777.00		Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies
	Fremont Plaza 26219 Fremont Dr Zimmerman, MN 55398	Building: 3,750 SFFloors: 1	Status:Available Condo: No	3,750 SF	List Price \$247,777.00		Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies
	16807 U.S Highway 169- 15.03 Acres 16807 U.S Highway 169 Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$679,900.00		Amber Lange alange@kwcommercial.com 763-226-7911 KW Commercial Twin Cities





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	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Owner Broker
	Sandbar Lane 21505 Co Rd 73 Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$350,000.00		Wayne Elam welam@commrealtysolutions.com 763-229-4982 Commercial Realty Solutions LLC
	Elk River Business Park Bldg 17834 Industrial Cir NW Elk River, MN 55330	Building: 50,233 SFFloors: 1	Status:Available Condo: No	50,233 SF	List Price \$2,900,000.00		Gary A Gabrielson gary@cradvisorsmn.com 612-670-1700 Commercial Realty Advisors, LLC
	Railway Properties Lot6 Blk 1 12513 318th Avenue Northwest Princeton, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$100,732.00		Annie Deckert DecklanTeam@ACGProperty.com 763-331-1923 Acuity Group
	Railway Properties Lot 5 Blk 1 31858 126th Street Northwest Princeton, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$119,790.00		Annie Deckert DecklanTeam@ACGProperty.com 763-331-1923 Acuity Group
	Railway Properties Lot4 Blk 1 31858 126th Street Northwest Princeton, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$154,638.00		Annie Deckert DecklanTeam@ACGProperty.com 763-331-1923 Acuity Group
	County Rd 14- 180.60 Acres County Rd 14 Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$3,240,000.00		William Christian bill@billchristian.com 763-360-5008 KW Commercial Northwest
	Raw land site = 45.78 Acres 15932 Jarvis Street Northwest Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$3,988,354.00		Robert (Marty) Fisher mfisher@premiercommercialproperties.com 763-862-2005 Premier Commercial Properties



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 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Owner Broker
	8580 Main Ave 8580 Main Ave Clear Lake, MN 55319	Building: Floors: 1	Status:Available Condo: No		List Price \$54,900.00		Sheila Zachman szachman@commrealtysolutions.com 763-682-2400 Commercial Realty Solutions LLC
	207 Jefferson Boulevard 207 Jefferson Boulevard Big Lake, MN 55309	Building: Floors: 2	Status:Available Condo: No		List Price \$799,000.00		Wayne Elam welam@commrealtysolutions.com 763-229-4982 Commercial Realty Solutions LLC
	Spanky's Corner 19690 200th Ave Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$99,000.00		Wayne Elam welam@commrealtysolutions.com 763-229-4982 Commercial Realty Solutions LLC
	Karen Residential 19424 County Rd 43 Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$499,000.00		Wayne Elam welam@commrealtysolutions.com 763-229-4982 Commercial Realty Solutions LLC
	18073 198th Ave- 2.21 Acres 18073 198th Ave Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$288,803.00		Sheila Zachman szachman@commrealtysolutions.com 763-682-2400 Commercial Realty Solutions LLC
	14747 165th Ave SE 14747 165th Ave SE Becker, MN 55308	Building: Floors:	Status:Available Condo: No		List Price \$770,000.00		Ed J Hanlon edhanlon@hotmail.com 952-945-3163 Edina Realty Inc
	543 Marketplace Dr - 36.62 Acres 543 Marketplace Dr Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$1,495,000.00		Mark Hulsey mark@resultsccommercial.com 651-256-7404 RE/MAX Results - Commercial Group



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	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Owner Broker
	19943 County Rd 43- 3.77 Acres 19943 County Rd 43 Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$656,884.00		Sheila Zachman szachman@commrealtysolutions.com 763-682-2400 Commercial Realty Solutions LLC
	177th St NW 177th St NW Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$667,440.00		Wayne Elam welam@commrealtysolutions.com 763-229-4982 Commercial Realty Solutions LLC
	13900 Industry Ave 13900 Industry Ave Becker, MN 55308	Building: 53,670 SFFloors: 1	Status:Pending Condo: No	53,670 SF	List Price \$2,650,000.00		Wayne C Teig wayne@crestcommercialrealestate.com 763-355-5542 Crest, LLC

**Comments**

1,230 SF suite end unit with windows in every room.

1,230 SF suite

Elk Ridge Center is an exciting new mixed-use development consisting of over 100,000 square feet. The proposed 40,000 square foot medical office development is complimented by a 16,000 square foot Aldi Foods, US Bank, Pearle Vision, and New Horizons. This mixed-use development is strategically located at the intersection of Highway 169 and 197th Avenue. The site features outstanding highway visibility, accessibility, and aggressive growth in both traffic and new development. This is an ideal location for a medical/office firm seeking a uniquely recognizable location in a high income and high traffic area.

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## Comments

Single office (12' x 14') suite with windows on pond

Professional office space, overlooking lake

Professional office space, overlooking lake. Highway 169 signage & visibility; 38,000 vehicles per day (MNDOT 2014). Main entrance w/several private entrances. 59 marked surface stalls. Elevator

Professional office space, overlooking lake. Highway 169 signage & visibility; 38,000 vehicles per day (MNDOT 2014). Main entrance w/several private entrances. 59 marked surface stalls. Elevator

Excellent Location off 169 and School street on Freeport St in the heart of Elk River for 1,300 sq. ft. of prime retail space!

13,000 sf for lease in great Elk River location. \$4.50 sq ft NNN + CAM & Tax. 45,000 sq ft warehouse on 2.76 acres. Well maintained steel on steel building with over-head sprinklers. Built in 1993, most recent addition in 1999.

Huge visibility to Hwy 169

Large parking field

Excellent demographics

Adjacent to Anytime Fitness, former church

Area retailers include WalMart, Home Depot, Menards, Culvers,

Goodwill, Cub Foods, Coburn's Grocery, Target and Harley

### Comments

Elk River Plaza is a strip center conveniently located off of Highway 169 in the heart of Elk River. This flexible space plan has numerous possible uses.

Join co-tenants Elk River Theaters and Buffalo Wild Wings. Area tenants include Burger King, O'Reilly Auto Parts, McDonald's, Papa John's Buildings totaling 25,257 SF. Dock, drive-in and drive-thru loading. 10.04 acres (3 usable acres). 14'6"- 18' clear height. Directly visible from US Highway 169. 40 Miles northwest of Minneapolis. 18 Miles north of Rogers and I-94. Tax abatement and/or TIF available for qualified users.

This space has approximately 2,250 square feet of manufacturing/warehouse space and 1,200 square feet of showroom and office space. There is one drive in with a 10 foot door, 220 amp service, 12' ceilings, and a restroom in the manufacturing / warehouse space. The showroom is an open 550 square feet with a kitchen, bathroom, and break room in the back. This space is located in the industrial park in Big Lake. There is a 300 square foot finished area that would work well for a showroom or open office layout with an additional 600 square feet of unfinished area, great for production or storage. The balance of the area is a restroom off of the finished area. Entry to this space is through a standard entry door, there is no drive-in or dock access to this Suite consists of 4,088 square feet of warehouse and 1,440 square feet of office. The warehouse space has 4,088 square feet with 18' clear height and both a 14' drive in door and a dock door. The office space has a reception area, 3 offices, one conference room (or large office), and two restrooms. This suite is located in a light industrial area just a few minutes from the retail area of Big Lake. Excellent corporate image, ample parking, and great visibility to Hwy 10. 1/4-1/2 acre of outdoor storage available for lease for \$0.50psf.

Excellent corporate image, ample parking, and great visibility to Hwy 10. 1/4-1/2 acre of outdoor storage available for lease for \$0.50psf.

**Comments**

In-line space previously operated by a chiropractic clinic.  
Negotiable rates & TI's. Available for immediate occupancy ~ call for details.

Located adjacent to The Home Depot and Tractor Supply Co.  
Convenient access to and from Highway 169 with nearly 50,000 VPDs.  
Flexible building that can support a variety of uses.

- \* Great Investment Property
- \* Great Visibility & Easy Access to Highway 10
- \* North Side of Hwy 10 on Frontage Road
- \* High Demand Space in Growing Community
- \* Minutes from Monticello and Elk River
- \* Businesses in the area include:
- \* Great Visibility & Easy Access to Highway 10
- \* North Side of Hwy 10 on Frontage Road
- \* High Demand Space in Growing Community
- \* Minutes from Monticello and Elk River
- \* Great Investment Property
- \* Businesses in the area include:
- \* 4 offices with reception area and breakroom
- \* Separate bathroom for office and shop
- \* Reznor - Shop unit heater
- \* Electrical: 100 amp - Shop, 200 amp - Office
- \* HVAC: Forced air / central
- \* (1) 12'6"Wx10'H Overhead Door 12' Clear Height

**Comments**

2,172 square feet of office space available June 1, 2019. Office space includes private restrooms, 5 offices, large conference room, open work area, breakroom, and reception area. Decorative suite entrances with shared vestibule.

**\*PRICE REDUCED\***

Very convenient access to Highway 10. Building is 8,900 square feet located on 48,373 square feet of land. Building and land are secured behind an electric gate. Site plan allows for an additional 8,000 square feet of expansion onto the existing building. Current building includes 10 overhead doors measuring 12' wide by 14' tall. 1,037 SF suite, very open concept.

1,040 SF suite with private entrance and huge conference room.

19,544 SQ. FT. RETAIL CENTER. GREAT TRAFFIC ON HWY 10 (25,500 VPD—2014 MNDOT). NICE MIX OF TENANTS WITH GREAT TRAFFIC FLOW. MONUMENT AND BUILDING SIGNAGE ON HWY 10. CLOSE PROXIMITY TO SHERBURNE COUNTY OFFICES. AND ELK RIVER CITY HALL



**Comments**

Grocery anchored 100,000 square foot retail center. Three 7,500 square foot outlot strip centers. Full visibility to Highway 169 and access via stoplight at the intersection of 197th Avenue and Highway 169.

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Grocery anchored 100,000 square foot retail center. Three 7,500 square foot outlot strip centers. Full visibility to Highway 169 and access via stoplight at the intersection of 197th Avenue and Highway 169.

Very High exposure from Highway 10 and excellent signage on building and stand alone sign.

Multi-Tenant Office, Retail, or Flex Space. This 3,750sf. center is located east of the highly traveled Highway 169 on Fremont Dr. in Zimmerman, with direct visibility to highway 169 and it's over 19,000 vehicles passing by each day.

Great location for a professional service business.

### Comments

Multi-Tenant Office, Retail, or Flex Space. This 3,750sf, center is located east of the highly traveled Highway 169 on Fremont Dr. in Zimmerman, with direct visibility to highway 169 and it's over 19,000 vehicles passing by each day.

Great location for a professional service business.

Petsmart anchored pad site located on Hwy 169 in front of Home Depot and Walmart. Strip Center, Lease or pad sale.

- \* End Units of a Multi-Tenant Building
- \* Zoning is B-3 General Business District
- \* Other businesses in the area include:  
Lake Liquors, China Inn Buffet,  
Hardware Hank, Subway, Eye Care  
and much more!

Great opportunity for manufacturing and distribution in Becker. Building is right on Hwy 10 with strong visibility and high traffic counts.

Site is 6.32 acres, so room for truck parking and some outdoor fenced storage. Building can be expanded. Floors are in great condition. This property has 20,000 Sf Office/Warehouse. Multi-tenant. Up to 4 Separate Spaces.

- Suite H – 1,300sf Office & 1,300sf WH = 2,600 SF Available
  - o 1 Dock Door
  - o End Cap Space

Multi-tenant, grocery anchored shopping center in Zimmerman, MN. Strip retail space for lease and prime outlots available. Conveniently located at the Highway 169 and County Road 4 NW interchange.

**Comments**

Multi-tenant, grocery anchored shopping center in Zimmerman, MN. Strip retail space for lease and prime outlots available. Conveniently located at the Highway 169 and County Road 4 NW interchange.

One of several lots available in 10 lot industrial park. Potential to combine lot with others to create larger parcel at up-to 9 acres +/- . Property is located in Baldwin Township, just beyond Princeton city limits. Visible from Hwy 169. Blocks from Princeton's main industrial park and municipal airport.

One of several lots available in 10 lot industrial park. Potential to combine lot with others to create larger parcel at up-to 9 acres +/- . Property is located in Baldwin Township, just beyond Princeton city limits. Visible from Hwy 169. Blocks from Princeton's main industrial park and municipal airport.

One of several lots available in 10 lot industrial park. Potential to combine lot with others to create larger parcel at up-to 9 acres +/- . Property is located in Baldwin Township, just beyond Princeton city limits. Visible from Hwy 169. Blocks from Princeton's main industrial park and municipal airport.

Excellent opportunity for high visibility Elk River office space. Highway 10 frontage with 33,000 VPD. Two floors and approx total 14,190 sq ft on 1.19 acres. Potential for redevelopment

### Comments

45,000 sq ft on 2.76 Acres with excellent access to US Highway 10/169 and Highway 101. Well maintained steel on steel building.

Highly visible retail space. For sale or lease. Approximately 9,502 sq ft. (5,361sf - current Anytime Fitness and 4,141 - vacant, former church) Dock access in rear. Huge visibility to Highway 169; 38,500 vehicles per day (MNDOT 2017). Large parking field. Excellent demographics. Area retailers include: Walmart, Home Depot, Menards, Culvers, Goodwill - Cub Foods, Coborn's, Grocery  
Raw land site. 1.9 acres, approximately. PID #75-805-0110 (Sherburne County). Access to east/west bound Hwy 10 & Jarvis St. Zoned light industrial. Shared access (easements). Well & septic. Outdoor storage, with conditional use permit.

Be in downtown Minneapolis, the shores of Lake Mille Lacs, or St. Cloud all in less than 45 minutes! Sherburne County is the fastest growing county in Minnesota with a continuing upward trend of both residential and commercial development. This lot offers an ideal location on Highway 169 on busy commuter and regional corridor. Located just north of Elk River city limits and FRX Motor Park, and  
Land Available:

5 acres (217,800 sf)

Zoning: B3 (General Business District)

PID: 65-528-0120

Big Lake Marketplace First Addition Lot 4, Block 1

2018 Taxes: \$9,840

3 Buildings totaling 25,257 SF. Dock, drive-in and drive-thru loading. 10.04 acres (3 usable acres). 14'6" - 18' clear height.

Directly visible from US Highway 169. 40 Miles northwest of Minneapolis. 18 Miles north of Rogers and I-94. Tax abatement and/or TIF available for qualified users.

Proposed I -4 to allow:

- Metal building allowed
- Outside storage available
- Fast track building
- Sandy Soils
- 1.5 to 41 Acres

### Comments

Residential or Industrial use. Great access to Highway 10. Call for details / specifics.

PRIME COMMERCIAL LOCATION MAIN STREET ZIMMERMAN CORNER OF CTY ROAD 45 & CTY ROAD 4. MAXIMUM EXPOSURE OPPORTUNITY to own one of the most highly visible locations in Zimmerman. High traffic counts near HWY 169 & High School. Great location for retail, office, medical, professional building, and many more uses.

Located adjacent to The Home Depot and Tractor Supply Co. Convenient access to and from Highway 169 with nearly 50,000 VPDs.

Flexible building that can support a variety of uses.

Great visibility to Hwy 169. Utilities available. Area tenants: Menards, Cub Foods, Walmart, Home Depot and more. Permitted uses: Government Businesses & Professional Offices, Personal Service Establishments, Financial Institutions, Convenient Stores, Indoor Nurseries, Class I & II Restaurant (No live entertainment).

PetSmart anchored pad site positioned in the heart of the Elk River Trade Area, strategically located on Highway 169 in front of Super Wal-Mart and The Home Depot. The site has excellent sight lines off of Highway 169 and is a strong opportunity for a multitude of uses. PetSmart is under construction and planned for a late 2017 opening. Multiple uses permitted:

Right in the heart of Big Lake Downtown on Highway 10 and 5 (Eagle Lake Rd), signalized intersection with outstanding visibility. Property consists of two buildings; front building is 2 stories and is available for occupancy at this time. The rear building is the long term home of home of Voodoo Tattoo for over 10 years. Fantastic opportunity for a high traffic and visibility location for your business. Property is in a PUD Zoning for commercial-Business. The city of St Cloud is willing to look at other types of uses for the property other than commercial. Multi family-town homes-patio etc. bring your ideas to get this lot developed.

**Comments**

- \* Great Investment Property
- \* Great Visibility & Easy Access to Highway 10
- \* North Side of Hwy 10 on Frontage Road
- \* High Demand Space in Growing Community
- \* Minutes from Monticello and Elk River

\* Businesses in the area include:

- \* Great Visibility & Easy Access to Highway 10
- \* North Side of Hwy 10 on Frontage Road
- \* High Demand Space in Growing Community
- \* Minutes from Monticello and Elk River

\* Great Investment Property

\* Businesses in the area include:

Over 2300 feet of frontage on US169! Over 21,000 vehicles per day! Certified shovel ready development site. Zimmerman is a very desirable small town halfway between Elk River and Princeton. Roughly a one hour drive to downtown Minneapolis, many residents commute daily to and from the cities. Seller may be willing to subdivide. All city services and utilities stubbed to site. Call agent

\* Great Location/Access

\* 1/4 mile West of 169 on Rum River Dr. S

\* Level Site

\* Mostly cleared

\* City Sewer & Water at Property Line

\* Businesses in Area: Crvstal Cabinets. Subwav.

Great Opportunity to build! General Industrial Zoning in the City of Elk River. Site features great access to US Highway 10, improved streets. Hurry only two lots left!

Great Opportunity to build! General Industrial Zoning in the City of Elk River. Site features great access to US Highway 10, improved streets. Hurry only two lots left!

### Comments

- 58 +/- acres within ½ mile of Hwy 10
- Serviced by 10 ton road
- 3 phase power on site
- Irrigation well on property
- The two center pivots, well pump & electrical motor will be removed prior to closing

DEED Certified Shovel Ready Site

2 Buildings onsite (16,656 SF & 10,800 SF).

The 16,656 sq ft building is heated with plumbing, electrical and is currently leased to a cabinet shop until 11/31/18. The 10,800 sq ft building is for storage and does not have heat or water.

OPPORTUNITY KNOCKS, bring your business to either building and lease out the other for additional income.

BP Amoco of Elk River, next to Menards. Great corner off Hwy 169 and 197th Ave in Elk River. Land lease. Includes buildings, FF & E, canopy, pumps and everything necessary to run the business. Currently a Circle K Convenience store.

Located 40 Miles from downtown Minneapolis and 29 Miles from St. Cloud. Convenient access and great visibility right off of U.S. Hwy 10. Close to I-94 and U.S. 52 ramps.

Perfect build opportunity on 1+ acres in Big Lake. This lot offers privacy and convenience with room to grow. Site of former home so there is a capped well and septic on the property.

**Comments**

ALL PARCELS (Lots Available Separately)

Lot 1 Block 1 PID 75.733.0105 (1 Acre)  
(2018 Taxes \$1,742.00)

Lot 2 Block 1 PID 75.733.0110 (1 Acre)  
(2018 Taxes \$1,742.00)

Lot 3 Block 1 PID 75.733.0115 (1 Acre)

This is a well-constructed office/warehouse building with a large open and well-lit production/showroom area. Great location on the St. Cloud Regional Airport Road, approximately 1 mile from Highway 10. 16' side walls and 4 private offices. Entire building is heated and air conditioned. Very flexible space and suitable for a wide variety of businesses.

Established, Turn-Key, Staffed, very clean and mostly CASH Business for Sale to Highest Bidder at September 19th 7:00 pm On-Line AuctionMasters. Sale Includes: Building, Furniture, Fixtures, Equipment, Land, additional Baseball field land, Successful Grill and Bar name AND Seller training, Plus Pull-tab Lease.

Multiple Parcels - Sherburne County. Spanky's 1st Addition: Lot 4, Block 1 \$99,000 (2.11 Acres) PID 10-544-0120.

Spanky's 2nd Addition: Lot 2, Block 1 \$169,000 (4.4 Acres) PID 10-547-0110. Zoned B3 General Business. Highway 10 Visibility and Access. Located at a Signaled Intersection.

.74 commercially zoned just two block from Hwy 10, adjacent to Kwik Trip and Culvers



**Comments**

12.66 acres currently zoned Ag. The property could be used as Commercial or Industrial use though a conditional use permit. 30' commercial driveway top. This property already has the right turn lane and bypass lanes in. most recent quote to install the turn lanes is \$100K that is if you can get the access and turn lane on a State Highway

The City of Elk River's Economic Development Authority owns this property

Located at NE of 165th Ave NW and Hwy 10 Elk River, MN.

### Comments

Convenient to shopping and services. Minutes from Highway 10. Business in the area include: Big Lake Auto, Russell's on the Lake, McDonald's, U.S.P.S, Casey's, Family Dollar, O'Reilly Auto Parts, Super America, Holiday Station, and much more!

Excellent opportunity for development. Residential and commercial possibilities. A joining 180 acres is also available.

Outstanding value! This well constructed warehouse and additional land is offered for sale in St. Cloud, MN located directly off of heavily traveled US-HWY 10. Total building square footage is 4,800 sf of warehouse which is situated on 7.80 acres of land.

Neighboring businesses include; Mumm Ironworks, Kings Express, Eagle Electric, MN Pine & Equipment and Anywhere Storage. This Great visibility from US 169! MNDOT traffic counts are 18,900 vehicles per day. This sale includes 3 parcels side by side, great development opportunity. See supplements for permitted, conditional and interim uses.

Buyer's agent to verify all measurements and property info.

Information deemed reliable, not guaranteed. Current tax

\*PRICE REDUCED\*

Very convenient access to Highway 10. Building is 8,900 square feet located on 48,373 square feet of land. Building and land are secured behind an electric gate. Site plan allows for an additional 8,000 square feet of expansion onto the existing building. Current building includes 10 overhead doors measuring 12' wide by 14' tall. Sale of 400 acres Residential land available for \$10,000.00 per acre.

\* Sales Price \$400,000.00

(Includes condo suite and all FF&E)

\* Lease Rate \$13.50/psf

\* Operating Expenses \$3.00/psf

\* Suite is 4,000/sf

\* Sherburne County PID 65-556-0003

## Comments

Big Lake Industrial Park – Phase II  
177th Street NW  
Big Lake, MN 55309

List Price – Negotiable

Land Size – 30 Acres

This ready-to-build property consists of approximately 5.71 buildable acres with easy access from Highway 23 East. There are multiple potential uses for this site including commercial service, business, retail; multi-family housing; church; or mini storage. Existing ponding already onsite; site compaction tests are available. St. Cloud utilities are located across Highway 23. if annexed they Custom design built by Morton Buildings Inc. in 2006 for an trucking company. 10 acres lot, 3.5+/- acres of paved or concrete portion. 544 linear feet of trailer down rigging pads, in-floor heat through out building, 5 drive in doors. A lease option is available, Office \$6.50 PSF Shop \$5.50 PSF on a NNN terms.

Incredible Value! Updated industrial building; 40X80 Shop/WH space w/ two 14x14 garage doors. 28X32 two story Office area recent paint & carpet, Bathroom w/shower, Full Kitchen area w/hookup for dishwasher, refrigerator, stove, microwave & laundry facilities. 2.18 acre outdoor Storage/Yard area w/ class 5 gravel improved surface. multiple 1500watt outlet posts for vehicle plug-in. Multi-Tenant Office, Retail, or Flex Space. This 3,750sf, center is located east of the highly traveled Highway 169 on Fremont Dr. in Zimmerman, with direct visibility to highway 169 and it's over 19,000 vehicles passing by each day. Great location for a professional service, business, retail showroom. Bring your business. Great for an owner occupant. Great Property 15.03 Acres commercial land. Suited for redevelopment. 4 PIDS 750112120, 750112401, 750113203, 750113235. The utilities run along Twin Lakes Road which is the road on the E property line.

### Comments

Sales Price \$350,000.00. Parcel is 233.79 Acres. Sherburne County. PID 65-545-0060 2017 Taxes \$3,602.00. PID 65-545-0050 2017 Taxes \$ 150.00. PID 65-545-0010 2017 Taxes \$2,482.00.

Zoned: R-1 Residential. In the area:

Lakeside Park, Big Lake High School, Russell's On The Lake, Super America, Holiday Station, River Wood Bank, Pizza Factory.

One of several lots available in 10 lot industrial park. Potential to combine lot with others to create larger parcel at up-to 9 acres +/- . Property is located in Baldwin Township, just beyond Princeton city limits. Visible from Hwy 169. Blocks from Princeton's main industrial park and municipal airport.

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Rare find, large 180 acre high and dry parcel (2 PID'S) with excellent HWY 10 & CO.RD. 14 frontage and visibility. Zoned agriculture but great possible commercial and residential opportunity. Could be combined with adjacent 135+ acre parcel for a total of over 315 acres.

45.78 acres raw land site

Current site for outdoor pipe storage

Easy access to Hwy 10 (full access)

Perfect site for contractor yard, heavy equipment,

plumbing/electrical contractors or specialty contractors

Zoned commercial preferred

## Comments

Sherburne County PID 70-401-0310. Zoned B-1 Central Business District. Single Tenant Building. Businesses in the area include: Brickyard Bar & Grill, BP Station, Williams Dingmann Funeral Home, Kwik Kargo, Inc., U.S. Post Office, McDonald's Meats, HK Tool, Living Water Church and more!

Building is currently fully leased. Sherburne County PID 65-568-0105. 2017 Taxes \$22,128.00. Suites: Suite 101: 1,392/sf. Suite 102: 1,392/sf. Suite 201: 1,092/sf. Suite 202: 1,092/sf. Suite 203: 969/sf. Suite 204: 969/sf. Zoned: B3 Highway commercial. Multi-Tenant Office Building. Building has 33 parking spaces. Common Area Restrooms. Handicap accessible. Easy Access to Highway Multiple Parcels - Sherburne County. Spanky's 1st Addition: Lot 4, Block 1 \$99,000 (2.11 Acres) PID 10-544-0120.

Spanky's 2nd Addition: Lot 2, Block 1 \$169,000 (4.4 Acres) PID 10-547-0110. Zoned B3 General Business. Highway 10 Visibility and Access. Located at a Signaled Intersection.

Residential Development Land. Close to Big Lake High School, Middle School, Independence Elementary School, Coborn's Superstore, Lake Center Liquor, McPete's Bar, Klein Bank, Lupulin Brewing and more!

2.21 Acre Commercial Land. Sherburne County PID 10-120-3400. 2017 Taxes \$4,864.00. Zoned: Future Commercial. Highway 10 Visibility & Easy Access. Businesses in the area include: Big Lake Vet Hospital, Metro Transit Big Lake Station, McPete's Sports Bar & Lanes, Coborn's, Little Duke's, Klein Bank, Great Clips, Caribou, Totally Tan, Hardware Hank, Subway

REO (Bank-Owned) Development Land Available! Apartments (High-Density Residential), Commercial, & Mixed-Use Developments are all possible with this site. The City Council is very pro-business and pro-development, so they're receptive to Apartments, Commercial, or Mixed-Use Developments. City is also very receptive to rezoning and amending the land use map if

### Comments

Located on North side of Highway 10. Across from Big Lake Northstar hub. Just 4 miles from I-94. High traffic area. 2018 Taxes \$12,910.00. Highway 10 Visibility with easy access. Near signalized intersection. Businesses in the area include:

Klein Bank, Big Lake Vet Clinic, McPete's Bar & Lanes, Coborn's, Caribou, Big Lake

Located North of Highway 10. West side of 172nd Street NW. Just Minutes from I-94. Businesses in the area include:

McPete's Sports Bar & Lane, USPS, Light Rail Big Lake Station & Platform, Coborn's, liquor store, Caribou Coffee, Big Lake Lumber, Big Lake Elementary, Secondary and High

Reduced! Great manufacturing and distribution facility opportunity for owner / user. Ideal for corporate HQ or satellite location. 6.32 acres allows for truck storage, staging, or building expansion in the future. Fenced storage outside.

Building is in very good condition. New ballasted EPDM roof in