



**COLDWELL BANKER**  
**COMMERCIAL**  
 ORION  
 REAL ESTATE

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**FOR SALE**  
**MULTI-USE**  
**BUILDING**

**LOCATION:** Conveniently located on a corner lot on Lake Street in Big Lake, MN

**TOTAL BUILDING SIZE:** 7,848 SF

**LOT SIZE:** Two parcels totaling 34,848 Sq Ft with plenty of parking

**DESCRIPTION:** This building has oak finished interior throughout, new flooring, updated HVAC systems, and a newer 50-year terracotta roof. This is a very well-maintained older building with additions in 1965 and 1999. 1st floor has 2,000+ SF with Multiple Rooms/Entrances, Kitchen and bathrooms. Wing 1 is 1,756 SF; Wing 2 is 1,288 SF; Wing 3 is 576 SF; Carport is 288 SF

2nd Floor: Office/Residential 1,600 SF space which includes living space and two bathrooms. Large Windows, Kitchen, Library, Study, Conference Room, and Resource Room. The Lower Level is partially finished space with Utility Rooms, Kitchenette and Storage. The Upper Level is unfinished space accessed through a 2nd floor stairway. Could be finished and utilized for added space.

**CITY SERVICES:** All city services

**TRAFFIC COUNTS:** Average daily traffic on MN 25 is over 10,000 cars per day.

**DEMOGRAPHICS:** Population within 10 miles is 114,038

**REAL ESTATE TAXES:** \$4,210 (2021)

**PRICE:** Offered at \$549,000

**TERMS:** Negotiable

Here is a prominent multiuse property at the corner of MN 25 and Ormsbee Street in Big Lake, MN, just three blocks to Hwy 10. Across the street from Saron Lutheran Church and near the Big Lake downtown area including parks and Light Rail Transit service to Minneapolis. This is an exceptional opportunity with great visibility in a high traffic area. Previously used as a child care/school which could be reopened. Other possible uses include Restaurant, Retail, Art/Workshop space, Professional Services, Offices, Tenant space, or owner/occupy are just a fraction of what this space could become.

**CALL MARK MAETZOLD TODAY FOR A PERSONAL SHOWING**  
**(320) 420-1432**

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