

COMMERCIAL BUILDING

PRIME LOCATION

13090 1ST STREET | BECKER, MN 55309



FOR SALE



COMMERCIAL BUILDING

13090 1ST STREET | BECKER, MN 55309

0.75 ACRES OF LAND
PRICE: \$399,900



MICHELLE WEINZETL | 763.300.5055
Michelle@PeoplesCompany.com

PRIME LOCATION

Peoples Company is proud to offer this 7200 sq ft commercial building with Highway 10 visibility. The building is situated on a 3/4 acre lot and set up for multiple tenants and easy access, great signage and prime location in a growing community. This property is only 20 minutes to St. Cloud, 9 miles to I-94 in Monticello and minutes to Elk River/ Highway 169.

BUILDING DETAILS

Building sq ft: 7,200/sf

Single or Multi Tenant

Bathroom

Three Seperate Electric Meters

Lot Dimensions 90' x 28'- x 168' x 154'

Foundation 120' x 60"

Six (6) Service Doors

(1) Overhead Door 7'5 x 8'

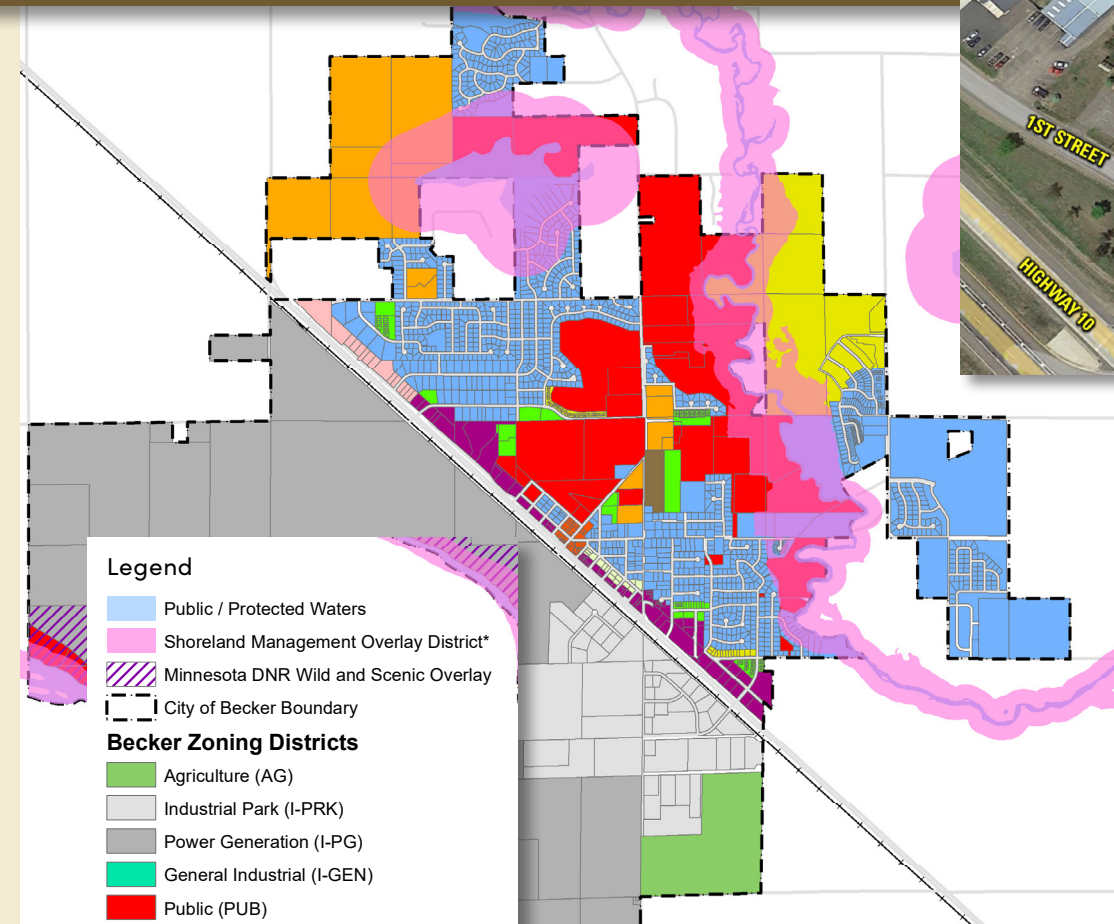
Future Overhead Door Frames in 7' x 8'

Steel Roof

Steel Siding

50+ Parking Spots

Gross Taxes: \$6,254.00



- Legend**
- Public / Protected Waters
 - Shoreland Management Overlay District*
 - Minnesota DNR Wild and Scenic Overlay
 - City of Becker Boundary
- Becker Zoning Districts**
- Agriculture (AG)
 - Industrial Park (I-PRK)
 - Power Generation (I-PG)
 - General Industrial (I-GEN)
 - Public (PUB)
 - Quasi Public (Q-PUB)
 - Historic District (T-TOWN)
 - Highway Service Commercial (C-HWY)
 - Community Commercial (C-COM)
 - Office Commercial and Multi Family (CR-2)
 - Residential Single Family (R-1)
 - Residential Two Family (R-2)
 - Residential Multi Family (R-3)
 - Residential Mobile Home (R-MH)
 - Roads

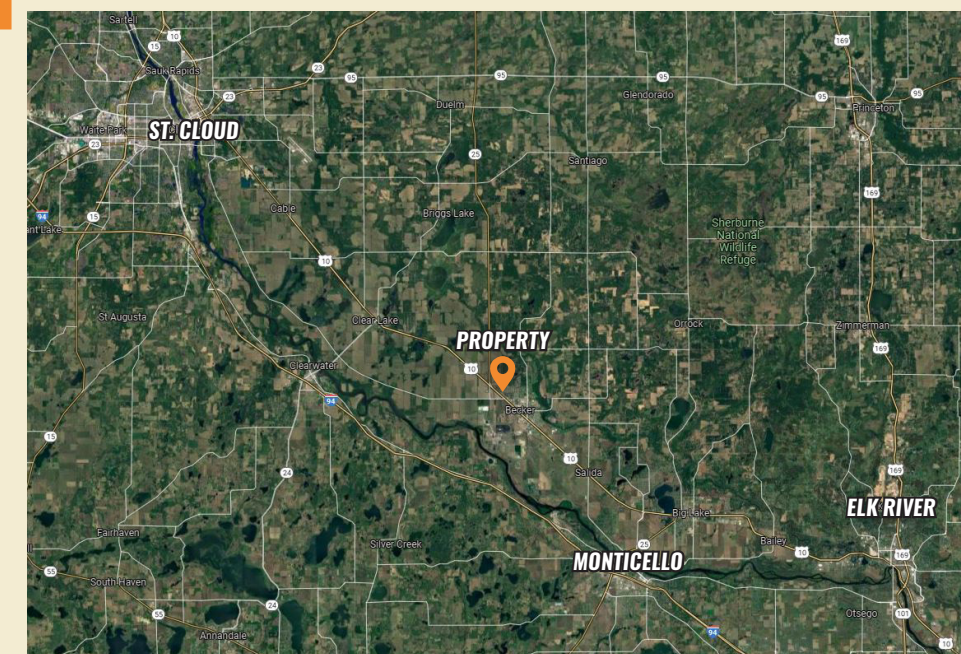
CITY OF BECKER ZONING MAP

ONLY 20 MINUTES TO ST. CLOUD,
9 MILES TO I-94 IN MONTICELLO,
AND MINUTES TO ELK RIVER/
HIGHWAY 169!



DIRECTIONS

From Highway 10 / 23 in
Becker go west to right
(north) on Bradley Blvd.
Property on the corner of
Bradley Blvd and Main
Street. (North side of
Highway 10)



MORE INFORMATION

For more photos, maps, and aerial
drone videos please visit our website

PeoplesCompany.com

Listing #15782.



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SCAN ME
to view this
listing online!

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