



# Retail Space For Lease

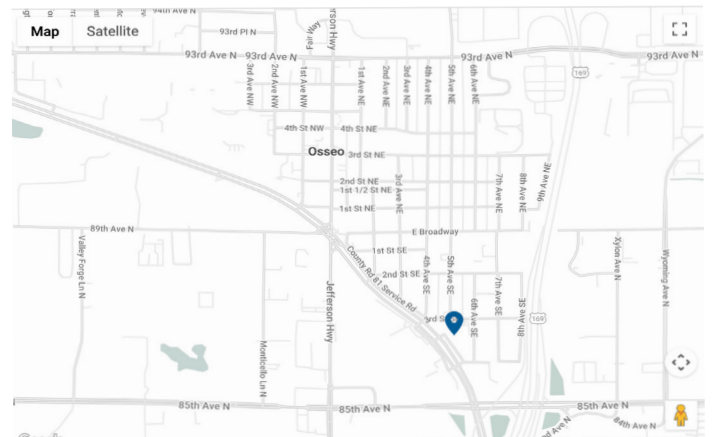
## 300-308 5th Ave SE Osseo, MN

Property Size	4,461 SF
Year Built	1948-1950
Zoning	C2N
Primary Use	Retail
Lease Rate	Negotiable
Date Available	April 2026
Annual Taxes & Insurance	\$ 4.23 /SF
Lease Type	Triple Net
CAM Expenses	\$0.75 /SF

Prime retail opportunity located just off the frontage road of Highway 81 in Osseo. This high visible space offers strong traffic exposure, convenient access, and excellent signage potential. Ideal for retail, showroom, or service-oriented businesses.

The space can be leased as a full unit or easily divided into two suites, allowing flexibility for a variety of tenant needs. Situated near established businesses and neighborhood traffic, this location benefits from both local and commuter activity. With ample parking and easy access makes it convenient destination for customers and employees.

- » High visibility from Highway 81
- » Flexible suite options (divisible)
- » Ample parking
- » Frontage road access
- » Prominent signage opportunities

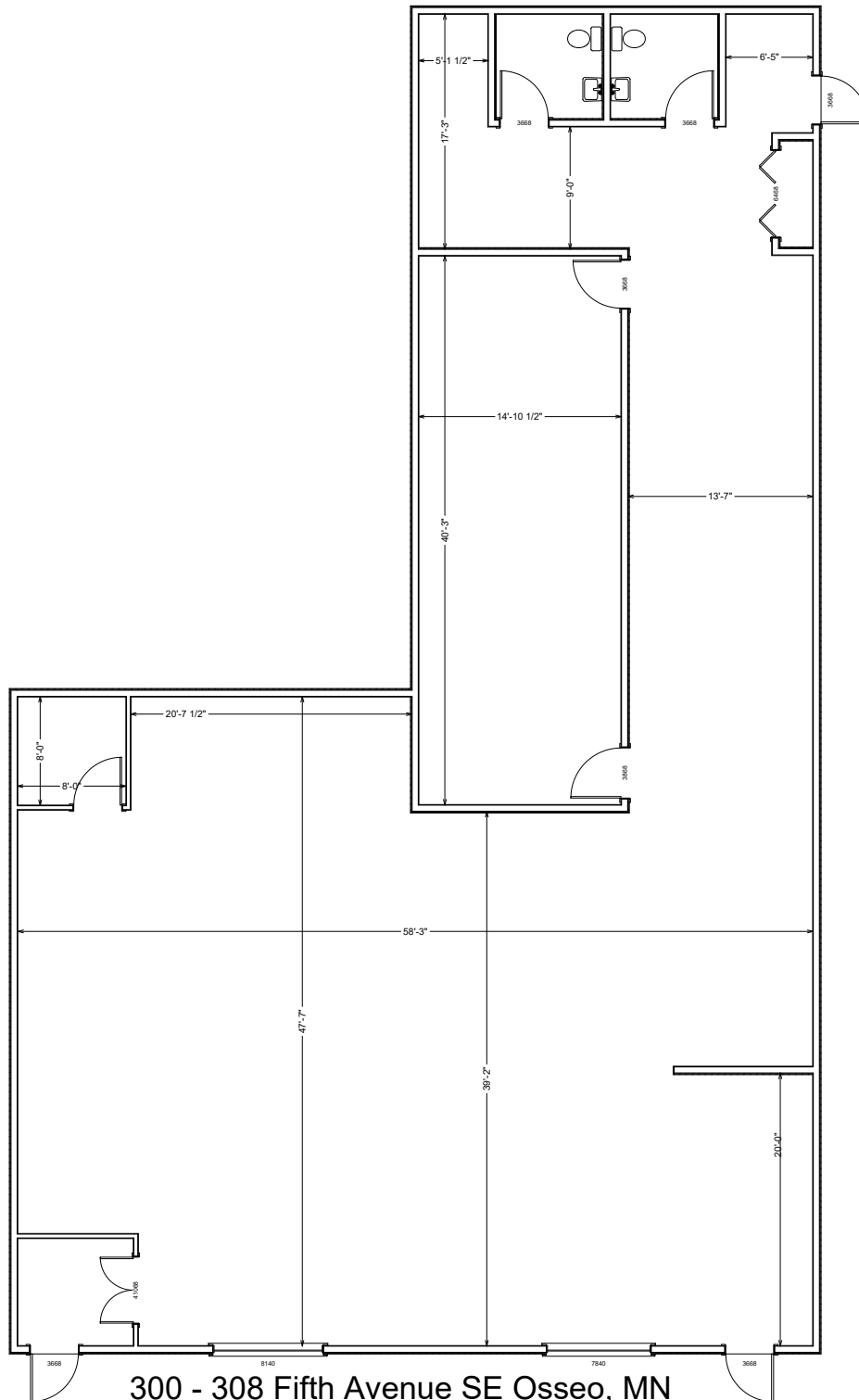


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# Property Profile



300 - 308 Fifth Avenue SE Osseo, MN  
Total Square Footage - 4,461 SF