



Retail For Lease

308 5th Ave SE, Osseo MN

Conveniently located along the frontage road of Highway 81 in Osseo MN, this 4,461 SF commercial space offers excellent accessibility and visibility. The property offers flexible leasing options, as a whole or divided into two suites, allowing for a variety of tenant needs. Ideal for retail or office users seeking a well-located space in a high-traffic corridor.

- » Former Bridal shop location
- » High visibility from HWY 81
- » Flexible suite options (divisible)
- » Ample parking
- » Frontage road access
- » Prominent signage opportunities

Available Space:

Total: 4,461 SF
Suite 300: 1,549 SF
Suite 308: 2,912

Zoning:

C2N

Primary Use:

Retail / Office

Lease Type:

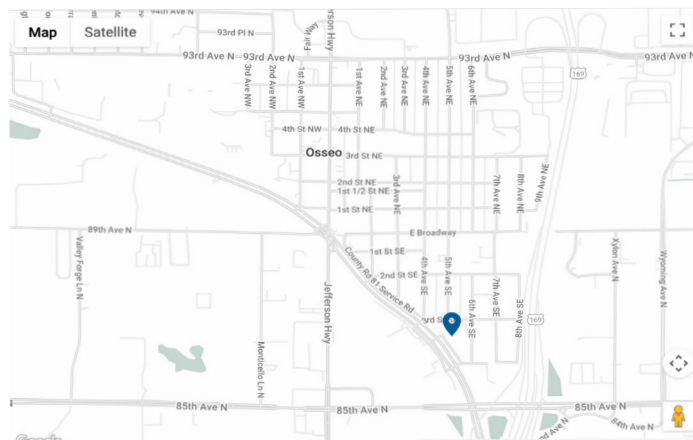
NNN

Lease Rate:

Negotiable

Annual Taxes & Insurance: \$4.35 / SF

CAM Expenses: \$0.75 / SF



Lease offering only. Details are approximate, subject to change without notice and should be independently verified.

Mike Wiley
(612) 490-7052
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315 1st Avenue NE, Osseo, MN 55369



Photos



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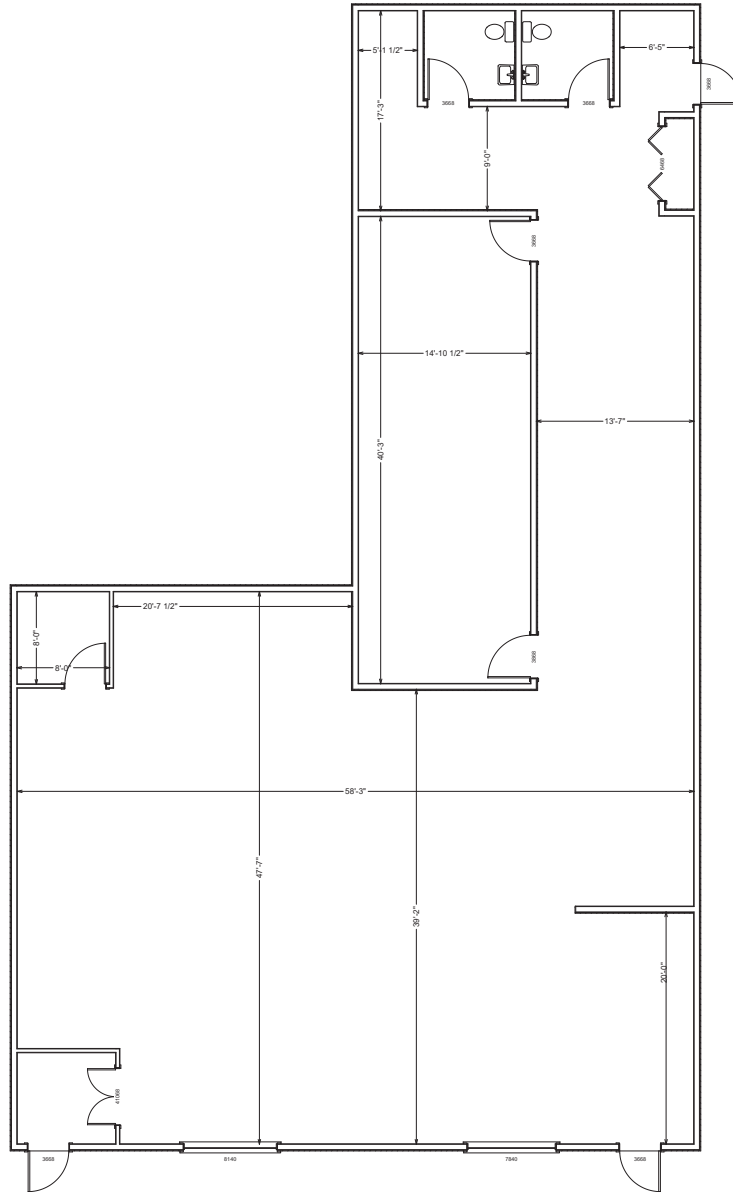
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Floor Plan

For Layout Purpose Only



300-308 5th Avenue S,E, Osseo MN 55369

Square Footage- 4,461

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