YABLO
COMMERCIAL
REAL ESTATE

FOR SALE

624 Central Avenue
Osseo, MN 55369

Offered Exclusively By:

Rich Yablonsky, CCIM, SIOR
(763) 231-0282 Phone
(763) 231-0284 Fax
(612) 419-7766 Cellular
yablo@yablo.net

All information is from sources judged reliable. However, no warranty or representation is made as to its accuracy or completeness.

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Specification Sheet

624 Central Avenue
Osseo, MN 55369

LOT SIZE:	.25 Acre (10,890 square feet)
PID#:	18-119-21-22-0112
YEAR BUILT:	2007
BUILDING SQUARE FOOTAGE:	
Main Floor Office / retail:	1,960 square feet
2nd Floor Office:	1,960 square feet
Warehouse:	900 square feet
Total:	4,820 square feet
ZONED:	CBD (Central Business District)
ASKING PRICE:	$500,000
EXISTING LEASE (main floor):	Expires 2/28/2020 Tenant pays $36,000 gross annually
REAL ESTATE TAXES (2019):	$11,998.88
Total special assessments -	$2,544.44
Total tax -	$14,543.32

ADDITIONAL COMMENTS:

- 14’ clear warehouse space with 12’ x 12’ doors
- 100% air-conditioned and heated
- High image office space
- 8’ x 10’ concrete vault (available, but not included)
- Security system and phones (available, but not included)

Please call for more information:

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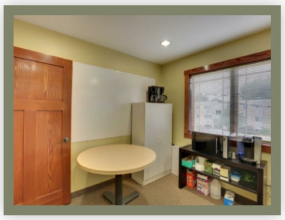

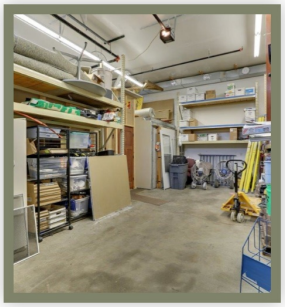

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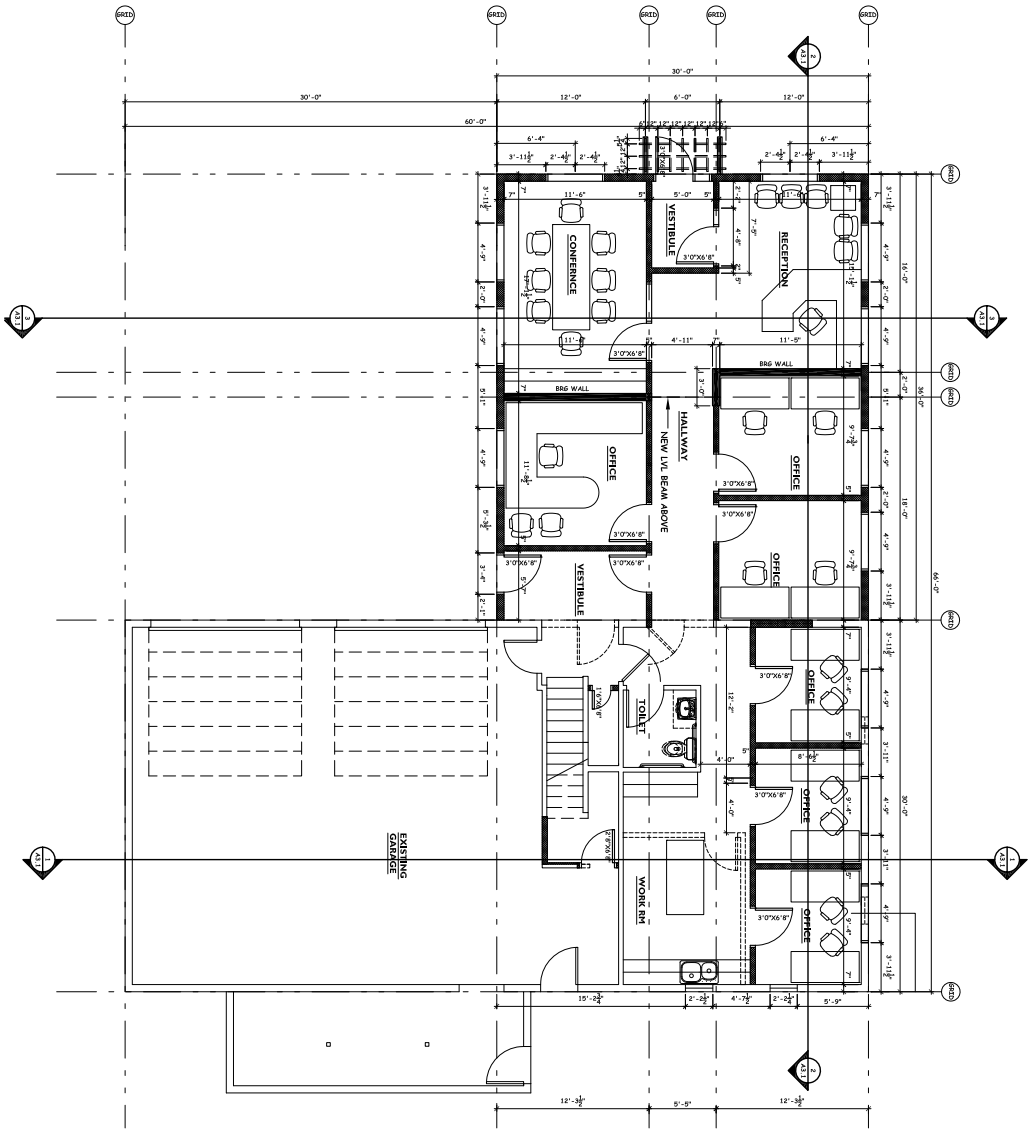
Floor Plans



① MAIN LEVEL FLOOR PLAN

DRAWN TO THE SCALE OF 1/4" = 1'-0"

Sheet
A1.1

New Offices For Rains Properties, LLC

Renovation and Addition to Existing Building
624 Central Avenue
Osseo, Minnesota

MICHAEL J THOMAS ARCHITECT, L.L.C.
5924 Forest Blvd. Trail
Wyoming, MN 55092
Phone 651-245-2346
Fax 651-408-9044

Project No.
0507

Date Last Revised
05-29-07, 03-09-07, 05-14-07,
06-05-07, 06-12-07

File Name
Author
Drawn By
MJT
Printed Name
MICHAEL J THOMAS, AIA
License No.
20592
Date Signed
XX-XX-XX

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Signature

All Rights Reserved Michael J Thomas Architect, L.L.C.

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① FOUNDATION PLAN

DRAWN TO THE SCALE OF 1/4" = 1'-0"

Sheet A1.0

New Offices For Rains Properties, LLC

Renovation and Addition to Existing Building
624 Central Avenue
Osseo, Minnesota

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of

File Name
XXXXX
Drawn By
MJT
Printed Name
MICHAEL J THOMAS AIA
License No.
23970
Date Signed
XX/XX/06

Project No.
0705
Date Last Revised
05-23-07, 05-23-07, 06-14-07,

MICHAEL J THOMAS ARCHITECT, L.L.C.
5924 Forest Blvd. Trail
Wyoming, MN 55092
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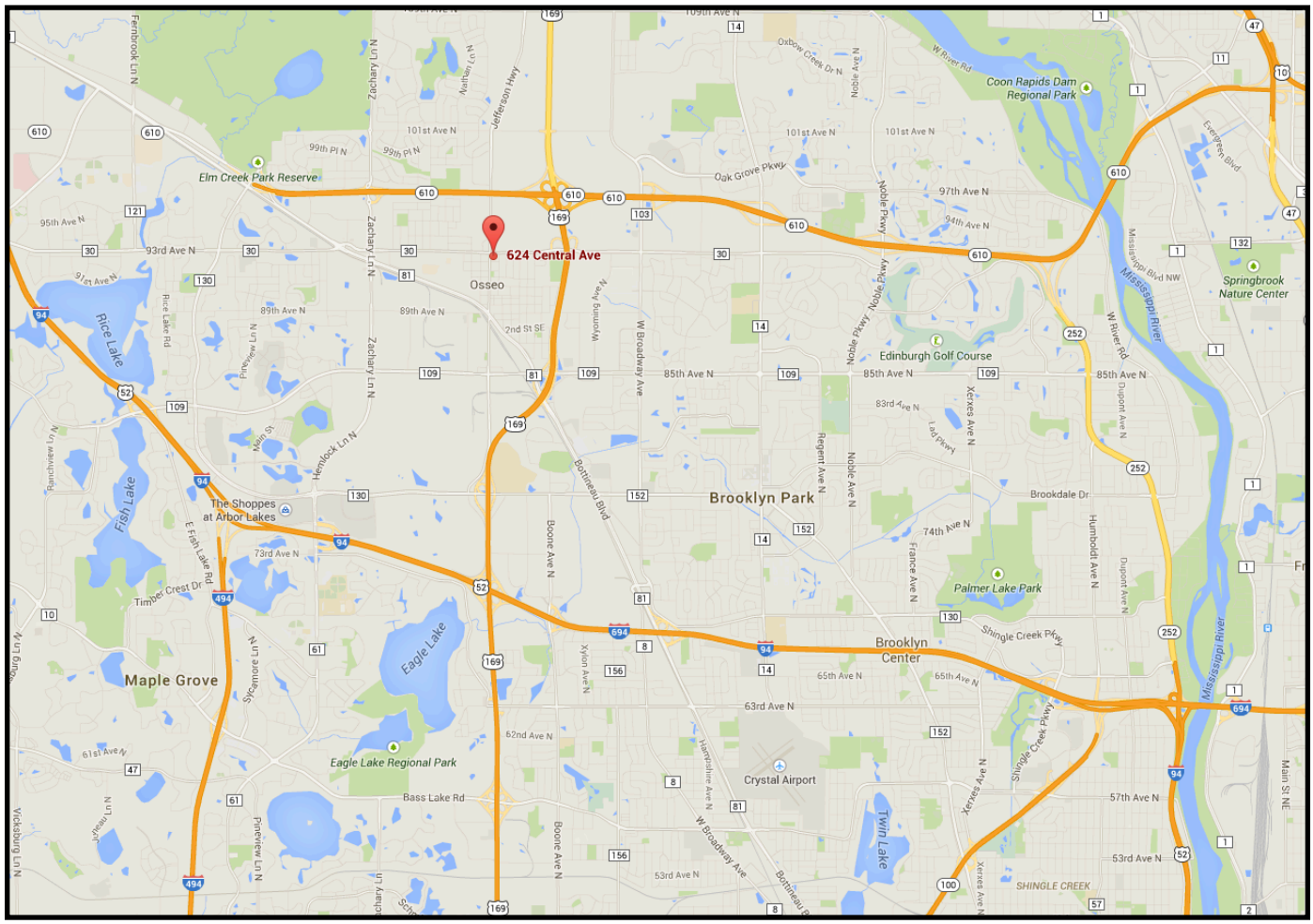
YABLO COMMERCIAL REAL ESTATE

Map



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Zoning (from Osseo website)

§ 153.037 CENTRAL BUSINESS DISTRICT, CBD.

(A) *Intent.* The intent of this district is to accommodate central business type uses that include joint-use parking areas and business uses primarily oriented to the walking public.

(B) *Permitted uses.*

(1) Commercial establishments. In order to illustrate the types of establishments which this division is designed to cover, the following examples are set forth. These examples are not meant to illustrate the only establishments intended to be covered:

(a) Retail establishments such as grocery, hardware, drug, clothing, appliances, furniture stores, and restaurants;

(b) Personal services such as laundry, barber, shoe repair, beauty salon, and photography studio;

(c) Professional services such as medical clinics, dental clinics, law offices, and accounting offices;

(d) Finance, insurance, and real estate services;

(e) General commercial office space; and

(f) Repair services such as jewelry, radio, and television repair shops (not auto repair).

(2) Public and semi-public facilities serving all or portions of the city, such as municipal offices, library, and post office;

(3) Apartments, if located above the street level in non-residential structures;

(4) Essential service structures and uses; and

(5) Any other uses determined by the city to be the same or similar type uses.

(C) *Conditional uses.* Commercial establishments. In order to illustrate the types of establishments which this division is designed to cover, the following examples are set forth. These examples are not meant to illustrate the only establishments intended to be covered:

(1) Essential service structures and uses;

(2) Entertainment and amusement services such as arcades, billiards, bowling alleys, lounges, clubs, and lodges;

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(3) Private institutions (e.g., convalescent housing, infirmaries, nurseries, and schools);

(4) Dry cleaning;

(5) Blueprint and photocopying establishments;

(6) Pet shops;

(7) Seasonal businesses;

(8) Commercial businesses such as on- or off-sale liquor establishments (taverns, pubs) and restaurants intending to sell or serve liquor as part of regular business; and

(9) Any other uses determined by the city to be the same or similar type uses.

(D) *Lot requirements and standards.* Refer to Appendix A of this chapter.

(1997 Code, § 25.08) (Ord. passed 11-14-1994; Am. Ord. 2005-3, passed 4-11-2005; Am. Ord. 2010-3, passed 6-28-2010)

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