

# FOR SALE

624 Central Avenue  
Osseo, MN 55369



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**Offered Exclusively By:**

Rich Yablonsky, CCIM, SIOR  
(763) 231-0282 Phone  
(763) 231-0284 Fax  
(612) 419-7766 Cellular  
[yablo@yablo.net](mailto: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  
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<b>LOT SIZE:</b>	.25 Acre (10,890 square feet)
<b>PID#:</b>	18-119-21-22-0112
<b>YEAR BUILT:</b>	2007
<b>BUILDING SQUARE FOOTAGE:</b>	
Main Floor Office / retail:	1,960 square feet
2 <sup>nd</sup> Floor Office:	1,960 square feet
Warehouse:	900 square feet
Total:	4,820 square feet
<b>ZONED:</b>	CBD (Central Business District)
<b>ASKING PRICE:</b>	\$500,000
<b>EXISTING LEASE (main floor):</b>	Expires 5/31/19 Tenant pays \$36,000 gross annually
<b>REAL ESTATE TAXES (2018):</b>	\$11,192.04
Total special assessments -	\$2,633.14
Total tax -	\$13,825.18

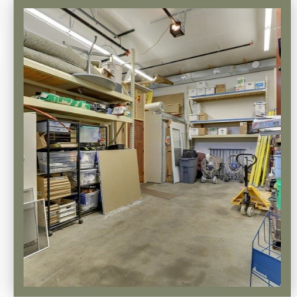
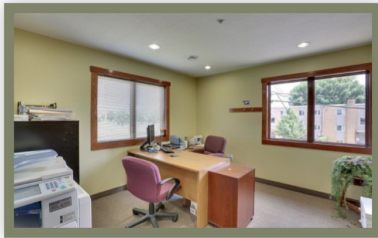
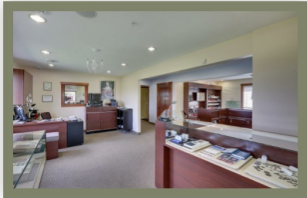
### ADDITIONAL COMMENTS:

- 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:*

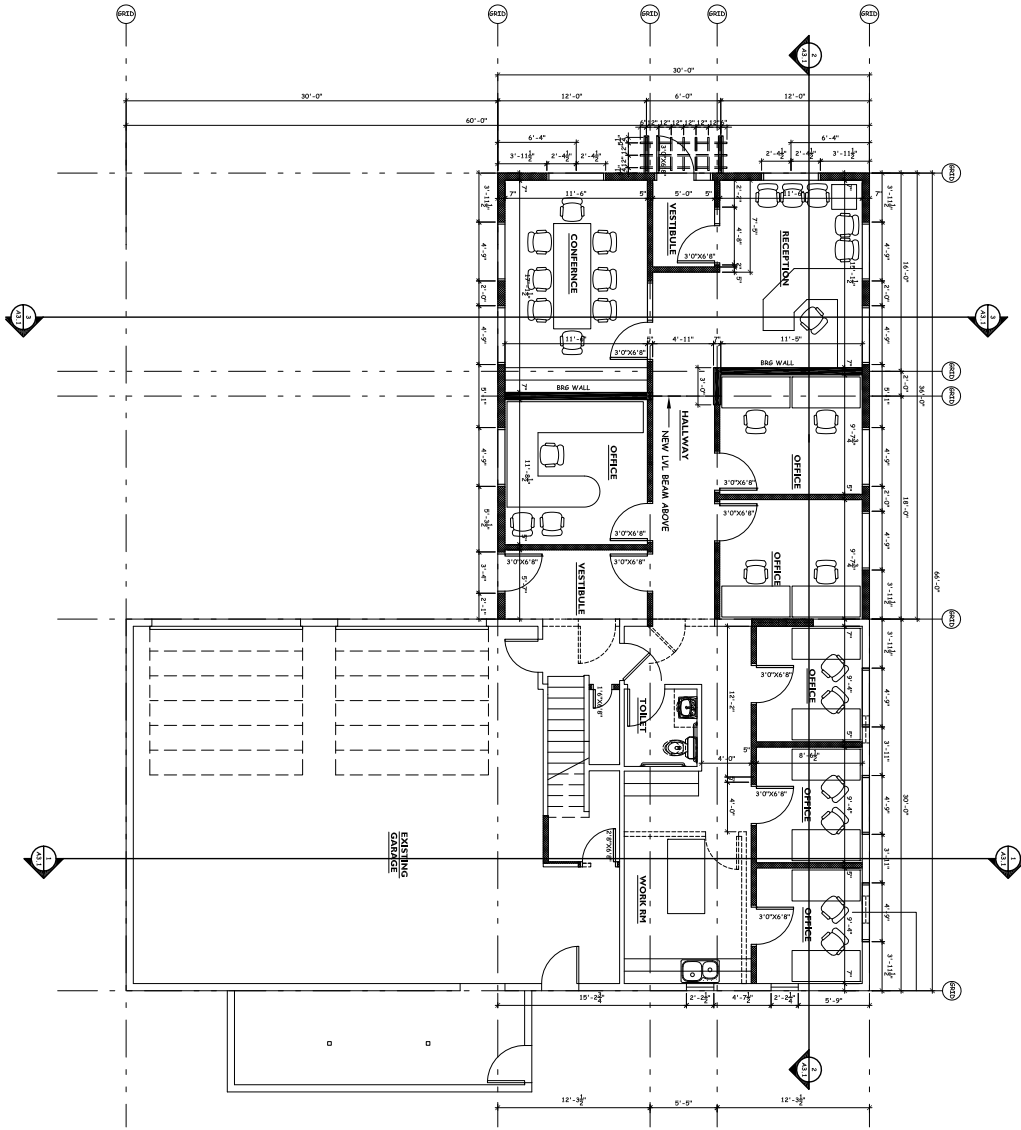
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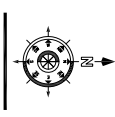
# Floor Plans

① MAIN LEVEL FLOOR PLAN



DRAWN TO THE SCALE OF 1/8" = 1'-0"

**AI**  
 Renovation and Addition to Existing Building  
 524 Central Avenue  
 Osseo, Minnesota



*[Signature]*  
 Michael Thomas, Architect, LLC  
 524 Central Avenue  
 Osseo, Minnesota 55059  
 Phone 651.408.9244  
 Fax 651.408.9244

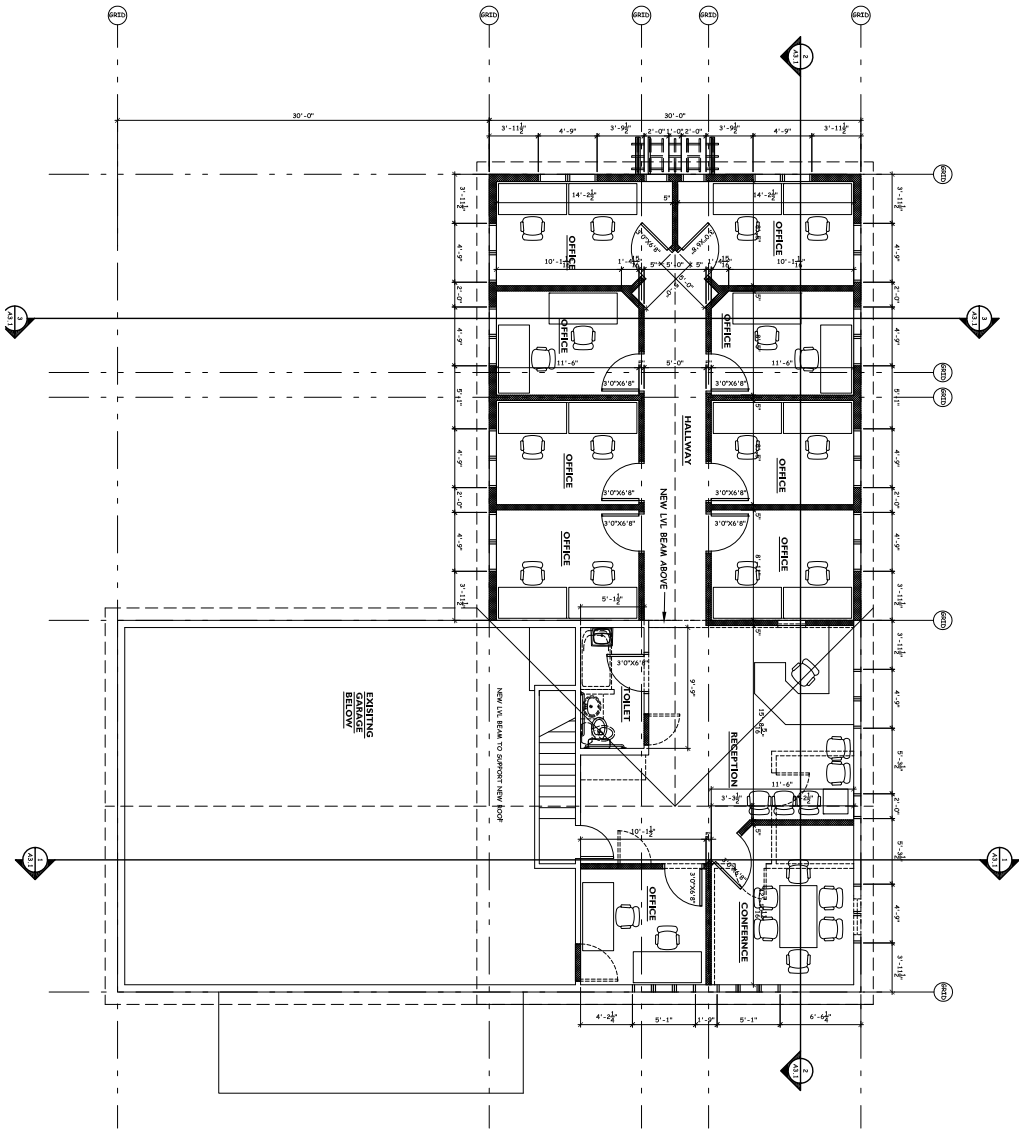
Date Issued: 02/20/2014  
 Project No: 0908  
 Date Last Revised: 02/20/14  
 Project Name: 524 Central Avenue  
 Location: Osseo, MN  
 Drawn By: JPT  
 Printed Name: JPT  
 License No: 0000000000

524 Central Avenue, 7-011  
 Osseo, MN 55059  
 Phone 651.408.9244  
 Fax 651.408.9244



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① UPPER LEVEL FLOOR PLAN



DRAWN TO THE SCALE OF 1/8" = 1'-0"



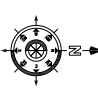
3924 Forest Blvd., Tr-14  
Wyoming, MN 55972  
Phone 512.248.2246  
Fax 512.248.2246  
Cell 817.489.9244

Project No. 2005  
Date: 02/20/07  
Drawn By: MICHAEL THOMAS  
Checked By: MICHAEL THOMAS  
License No. 2528

File Name: 20050005  
Drawn By: MICHAEL THOMAS  
Checked By: MICHAEL THOMAS  
License No. 2528

Date: 02/20/07  
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 professional architect in the State of Minnesota.

Professional Seal  
MICHAEL THOMAS  
Architect License No. 2528  
State of Minnesota



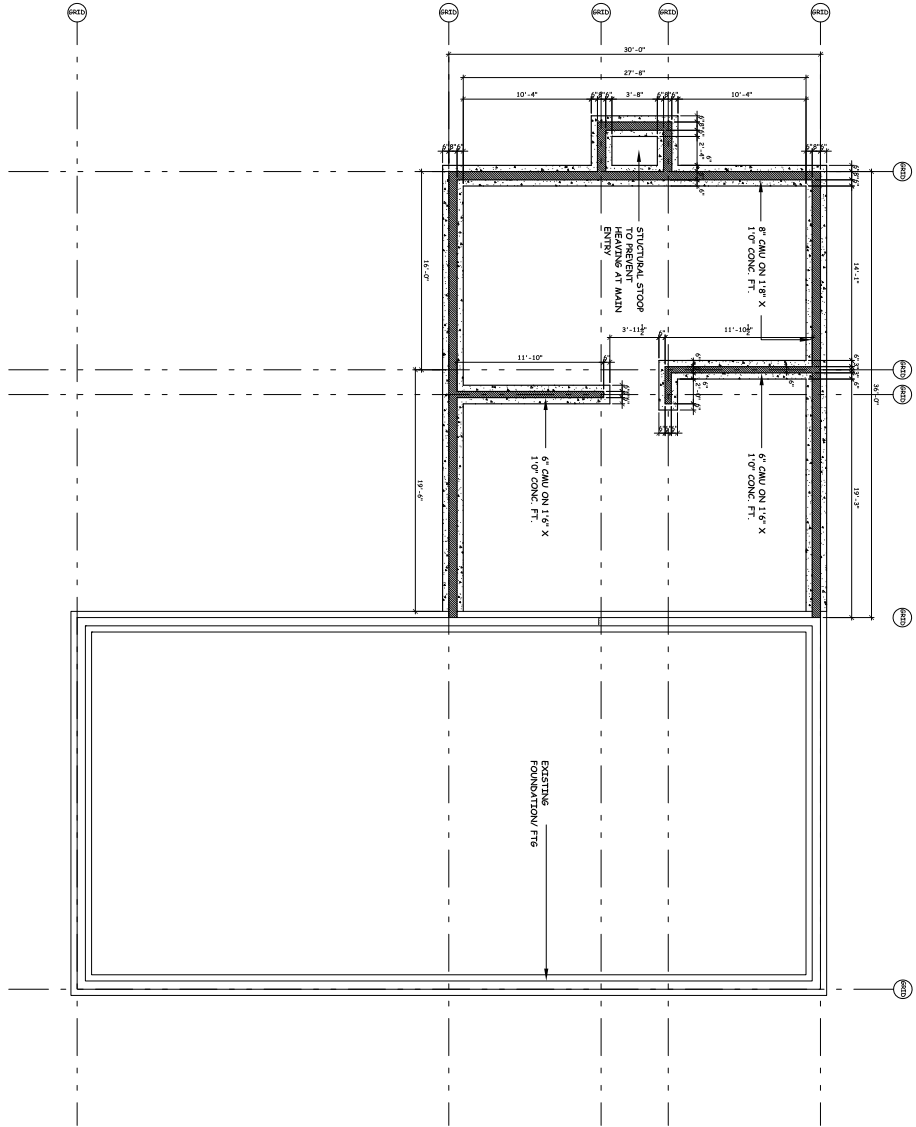
**New Offices For  
Rains Properties, LLC**  
Renovation and Addition to Existing Building  
624 Central Avenue  
Osseo, Minnesota

Sheet  
**A1.2**

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① FOUNDATION PLAN

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

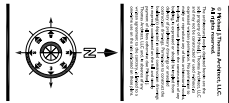


5924 Forest Blvd, Tull  
 Wyoming, MN 55992  
 Phone 651-345-2346  
 Fax 651-408-2944

Project No.  
 07065  
 Date Last Revised  
 05/23/07 05:32:27 04-8-07

File Name  
 P1  
 Drawn By  
 Project Name  
 License No.  
 2393  
 Date Spent  
 2/24/2004

Michael Thomas  
 Architect, L.L.C.  
 A Limited Liability Corporation, LLC  
 5924 Forest Blvd, Tull, MN 55992  
 Phone 651-345-2346  
 Fax 651-408-2944

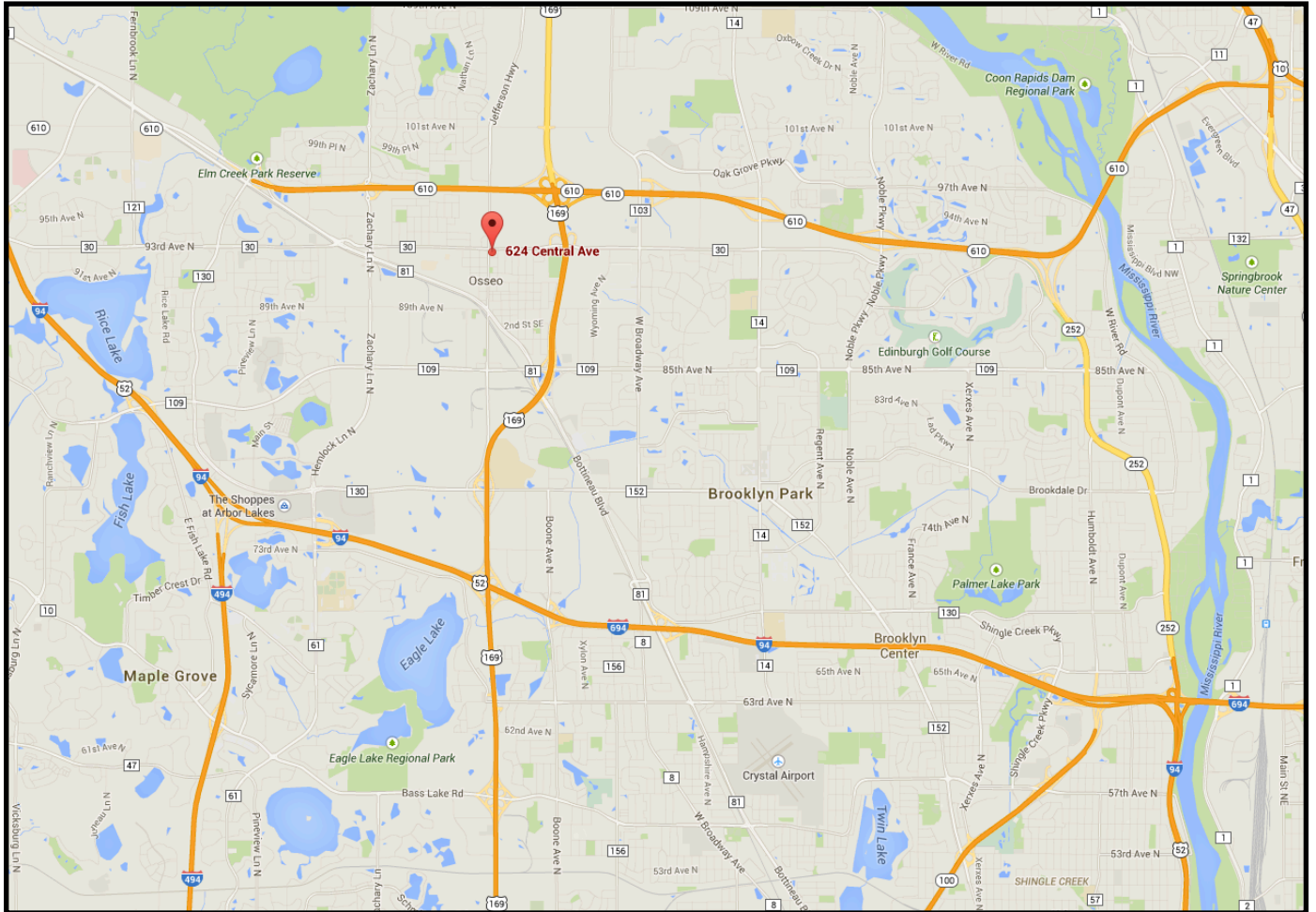


**New Offices For  
 Rains Properties, LLC**  
 Renovation and Addition to Existing Building  
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Sheet  
**A1.0**

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# 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;



- (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)