



**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR SALE



## For Sale

13720 Lincoln Street NE, Ham Lake, MN

### AVAILABLE SPACE

- Owner User or Multi-tenant Investment
- Total building size 15,392 SF
- Total land size 1.25 Acres
- Currently 3 Tenant spaces
  - All month to month leases
  - Leases are full service gross
- Great visibility and frontage to Bunker Lake Blvd.
- Easy access to Highway 65 (Central Avenue)

### PROPERTY DETAILS

Sale Price \$2,300,000  
2025 Taxes \$40,524.08

### FOR MORE INFORMATION, CONTACT

**Marty Fisher / Mike Fisher**

763-862-2005

[mfisher@premiercommercialproperties.com](mailto:mfisher@premiercommercialproperties.com)

[mikefisher@premiercommercialproperties.com](mailto:mikefisher@premiercommercialproperties.com)



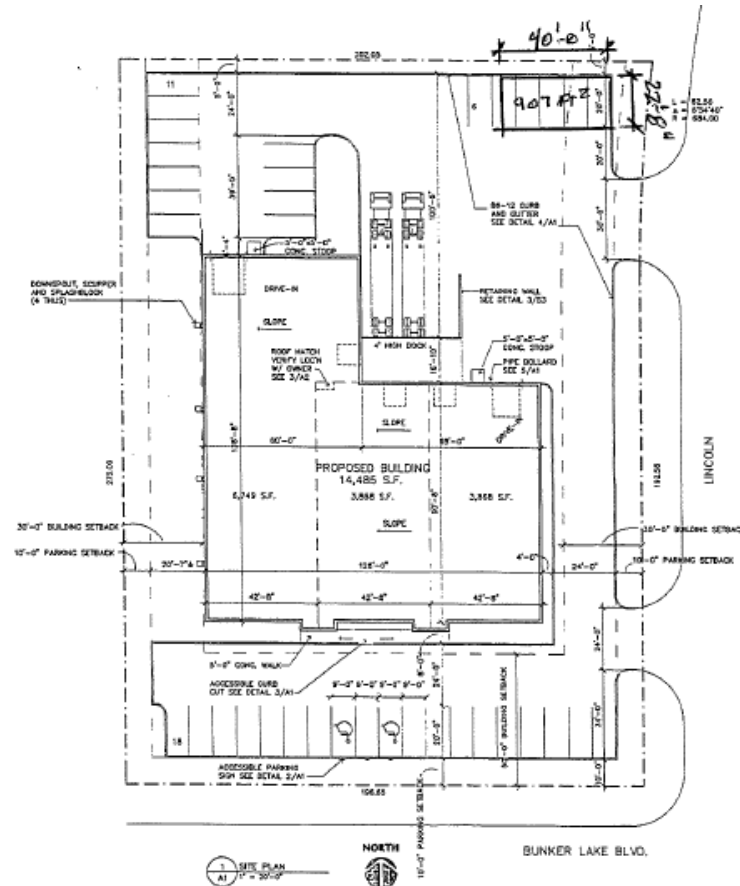
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**CONTACT:** Marty Fisher

**MOBILE:** 612-708-2873

**EMAIL:** mfisher@premiercommercialproperties.com



- Total size 15,392 SF (includes 907 SF outbuilding)
- Can be used for owner occupier
- Can be easily used for multi-tenant or combination
- Potential 3 or 4 tenant spaces
  - 3,868 SF w/ 14' drive in door
  - 3,868 SF w/ 8' drive in door
  - 6,749 SF w/ 14' drive in door & common dock
- Block Construction, built in 1999
- 2- 14' drive in doors
- 3- 10' drive in doors
- 1- Common dock
- 33 marked surface stalls
- 16' Clear height
- Well and septic



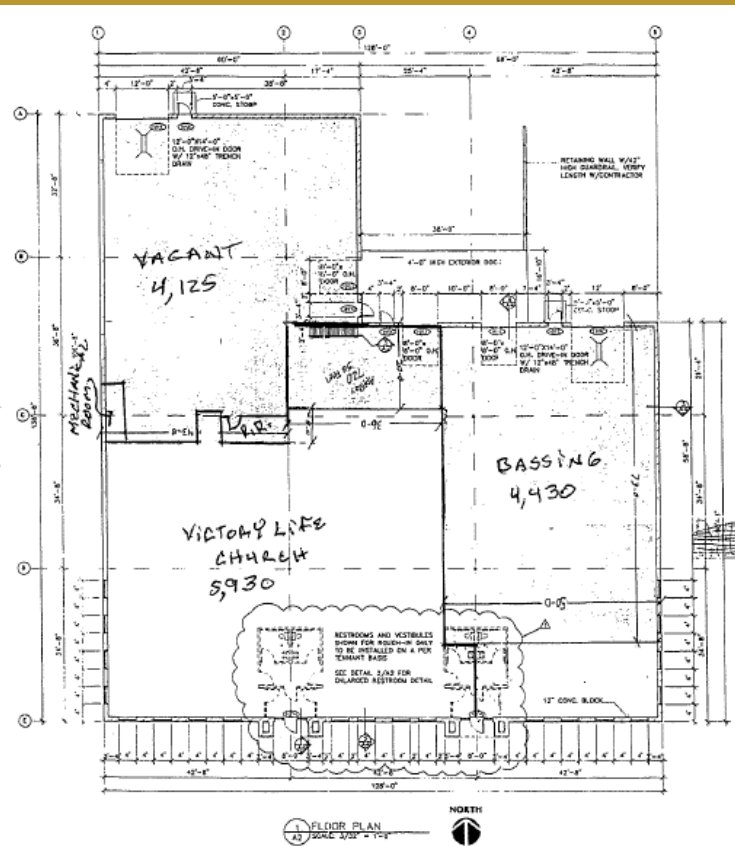
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- Currently 2 Tenants using the building
  - Victory Life Church 5,930 SF
    - Month to month Lease
    - Low gross rent
  - Bassing Electric 4,430 SF
    - Month to month Lease
    - Low gross rent
- Vacant space behind church 4,124 SF
  - Could be combined with church space





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Out building  
907 SF







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