



GAUGHAN
COMPANIES

AVAILABLE FOR SALE

PROFESSIONAL OFFICE OFFERING

5833 Pecan Street

North Branch, Minnesota 55056



\$798,500

8,000 SF · 0.84 ACRES



GAUGHAN
COMPANIES

CONTENTS

Table of Contents

01 PROPERTY OVERVIEW

02 BUILDING & SPECIFICATIONS

03 IDEAL USES & ZONING

04 PROPERTY PHOTOS

05 AREA & CITY SUPPORT

06 MAPS & LOCATION

07 CONTACT

OI

PROPERTY OVERVIEW

OFFERING SUMMARY



5833 PECAN STREET · NORTH BRANCH, MN 55056

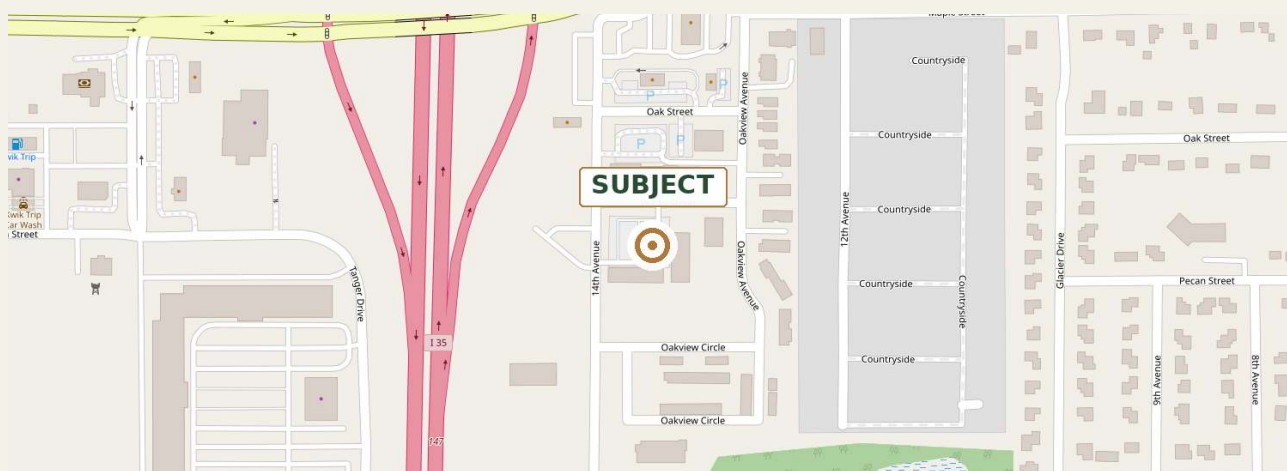


GAUGHAN
COMPANIES

THE OFFERING

A turnkey professional office, vacant and ready.

A move-in-ready multi-suite office building less than **700 feet from Interstate 35** and under a quarter mile from the Exit 147 interchange. The 8,000 SF single-story building pairs a **vaulted reception lobby** with private offices, a large open work area, two multi-fixture restrooms and a dedicated data room. **Fifty surface parking spaces** — well above City code. Delivered vacant.



SUBJECT SITE · NORTH BRANCH, CHISAGO COUNTY — INTERSTATE 35 AT EXIT 147 | © OPENSTREETMAP CONTRIBUTORS

OFFERING SUMMARY

Sale Price	\$798,500
Price / SF	\$99.81
Building Size	8,000 SF
Stories	1
Lot Size	0.84 Acres
Year Built	2000
Zoning	B — Business
Parking	50 spaces
Occupancy	Vacant · 100% available

PROPERTY HIGHLIGHTS

- Under 700 feet from I-35; under 0.25 mile from Exit 147
- 50 surface spaces — roughly 156% of City code for office
- Purpose-built professional plan; delivered vacant
- Ideal for medical, dental, behavioral health or professional use
- 97 health care businesses within one mile
- FEMA Flood Zone X; no shoreland overlay
- 200 SF / 35 ft freestanding sign entitlement unused

02

BUILDING & SPECIFICATIONS

CONSTRUCTION · SYSTEMS · LAYOUT





GAUGHAN
COMPANIES

BUILT FOR PROFESSIONAL USE

Specifications.

BUILDING

8,000 SF

PARKING

50

YEAR BUILT

2000

LAND

0.84 AC

C

Construction

One-story wood frame with stucco exterior, built 2000. Hip roof with center entry gable, asphalt shingle. Ribbon glazing across the front elevation.

H

Heating & Cooling

Ducted forced air throughout with ceiling supply diffusers. Suspended acoustic tile ceilings with recessed fixtures.

R

Reception & Lobby

Vaulted drywall ceiling over a tiled lobby with a built-in curved intake desk. Corridors branch to two office wings.

S

Support Space

Two multi-fixture restrooms off a shared vestibule with drinking fountain. Break room with cabinetry, sink and full-size refrigerator.

O

Private Offices

A wing of individual offices, each with its own door, interior vision window and wall-mounted document pocket.

D

Data Room

Dedicated IT room with full-height rack, structured cabling and patch panels, plus a utility sink.

W

Open Work Area

Large open room with four windows and a dedicated exterior exit. Suits training, group programming, open plan or call center.

U

Site & Utilities

0.84 acres; city water and sewer; East Central Energy; Minnesota Energy Resources or Xcel gas. FEMA Flood Zone X; zoned B — Business.



VAULTED RECEPTION LOBBY · PRIVATE OFFICE WING WITH INTERIOR VISION WINDOWS



GAUGHAN
COMPANIES

PROPERTY DETAIL

The particulars.

Address	5833 Pecan Street, North Branch, Minnesota 55056
Parcel ID	16-00482-00 · Chisago County
Building Area	8,000 SF · single story · 8,000 SF typical floor
Land Area	0.84 acres · approximately 36,656 SF
Year Built	2000
Occupancy	Vacant — 100% available at closing
Construction	Wood frame, stucco exterior; hip roof with center gable, asphalt shingle
Parking	50 surface spaces · 6.25 per 1,000 SF · City code requires 32
Zoning	B — Business District, City of North Branch
HVAC	Ducted forced air, ceiling supply diffusers throughout
Restrooms	Two multi-fixture restrooms off a shared vestibule
Data	Dedicated data room, full-height rack and structured cabling
Utilities	Electric, East Central Energy · gas, Minnesota Energy Resources or Xcel · city water and sewer
Flood Zone	FEMA Zone X — outside the special flood hazard area
Shoreland Overlay	Not within the 300-foot waterway or 1,000-foot basin overlay
2026 Assessed Value	\$720,400 · land \$184,600, improvements \$535,800

PROPERTY TAXES

Reassessed on transfer.

The property is presently held by a non-profit and carried as tax exempt. Real estate taxes will be reassessed upon transfer to a taxable owner and returned to the rolls as Class 3a Commercial. Purchasers should obtain an estimate of taxes if fully taxable from the Chisago County Auditor-Treasurer and should not rely on the current figure of record.

03

IDEAL USES & ZONING

MEDICAL · PROFESSIONAL · OWNER-USER





GAUGHAN
COMPANIES

IDEAL USES

Built for practice.

The plan was purpose-built for a professional services user and never generically converted. Private offices with interior vision windows and document pockets, a real intake reception, restroom capacity sized for visitors, and parking well beyond code — the ingredients a clinical practice normally has to build.

MEDICAL & DENTAL

Exam-room proportions, corridor circulation and two multi-fixture restrooms. Health care is the largest employment sector in Chisago County at 23.6% of jobs.

BEHAVIORAL HEALTH & COUNSELING

Private offices with sound separation and interior windows, a discreet secondary entrance, and a waiting area away from the office wing.

PROFESSIONAL SERVICES

Law, accounting, insurance, title, engineering or financial services. Reception, private offices and an open work area already in place.

OWNER-USER WITH LEASE-BACK

Lettered suites off a common lobby allow an owner to occupy part of the building and lease the balance.

ZONING

B — Business District.

Office parking — one space per 250 SF, or four per 1,000. An 8,000 SF office requires 32; fifty are provided.

Comparable ratios — banks, professional offices and animal hospitals share the office parking ratio.

Freestanding signage — up to 200 SF at up to 35 feet at this building size, ten feet off a side lot line.

Wall signage — up to ten percent of the supporting wall area.

Places of worship — expressly addressed as an interim use within a multi-tenant building, subject to Council approval.

VERIFY WITH THE CITY

North Branch consolidates permitted, conditional, accessory and interim uses into a single Official Zoning Use Table, and dimensional standards into a separate table. Prospective purchasers should confirm the exact district designation, permitted use and site requirements with the City of North Branch before relying on them. Planning & Zoning: 651-277-5226.

SIGNAGE ENTITLEMENT UNUSED

The building carries a single illuminated wall cabinet above the entry and no freestanding sign. The full 200 square foot, 35 foot allowance remains available, subject to City permitting.

04

PROPERTY PHOTOS

EXTERIOR · RECEPTION · OFFICE







05

AREA & CITY SUPPORT

NORTH BRANCH · CHISAGO COUNTY





MARKET OVERVIEW

North Branch, Minnesota.

North Branch anchors the I-35 corridor in Chisago County, roughly 45 minutes north of the Twin Cities. The city has grown about 17 percent since the 2020 census, and household growth in the rings around this address has outpaced the county by a wide margin. Competing office product is scarce — as of August 2026 there were four active commercial listings in the city and none were office buildings.

TRADE AREA SNAPSHOT

	1 MI	3 MI	5 MI
Population	4,220	11,816	14,248
Households	1,620	4,318	5,209
Med. HH Income	\$81,620	\$91,586	\$93,209
Avg. HH Income	\$92,708	\$105,111	\$107,960
Growth 2020–25	8.5%	9.9%	8.4%

SOURCE: COSTAR, 2025 ESTIMATES

WHY NORTH BRANCH

- Immediate on and off access to Interstate 35
- 97 health care businesses within one mile of the site
- 358 businesses and 3,222 employees within one mile
- Roughly 45 minutes to the Minneapolis—St. Paul metro
- Served by M Health Fairview and Allina clinics
- Active city and county economic development support

DAYTIME EMPLOYMENT

Within one mile of the property there are 358 businesses employing 3,222 people. Health care and social assistance leads with 97 businesses and 718 employees — more than retail and finance combined, and 27 percent of all businesses in the ring. Health care is also the largest employment sector countywide at 23.6 percent of jobs.



Local support to grow.

North Branch and Chisago County take a business-friendly approach to attracting and retaining employers. The Chisago County HRA-EDA is headquartered in North Branch and, together with the City of North Branch EDA, offers a range of financing and assistance tools. Several programs are directed to industrial users or to new construction; eligibility should be confirmed directly with the administering agency.

PROGRAMS THAT MAY APPLY

SBDC Business Assistance

The Chisago County HRA-EDA operates as an SBDC office — free, confidential help assembling a financing package. Available to businesses generally.

Initiative Foundation

Gap loans of up to \$500,000 and non-profit loans of up to \$100,000 across a fourteen-county region including Chisago. Real estate is a published eligible use.

ECRDC Revolving Loan Fund

Gap financing for new, expanding and relocating businesses across East Central Minnesota. Terms on application.

Downtown Facade Program

A forgivable loan of \$5,000 to \$20,000, forgiven over five years, covering up to half of eligible exterior costs. Directed to the downtown district; confirm boundary eligibility.

Tax Increment Financing

City-administered financing for qualifying projects under the adopted policy, subject to eligible-category and but-for findings.

Tax Abatement

Available for qualifying projects under the City's adopted policy. Office projects qualify at a minimum of 25,000 SF of new construction.

WORKFORCE

Chisago County has a labor force of roughly 30,000 with a mean commute of 31 minutes against a state average of 23. A large share of local workers commute out of the county today and is available to employers who locate here. Professional and technical services carry an average annual wage of \$124,599.

WHO TO CONTACT

City of North Branch Planning & Zoning —
651-277-5226

Chisago County HRA-EDA — **651-674-5664**
38871 7th Avenue, North Branch, MN 55056

Chisago County Assessor — **651-213-8550**

Programs are subject to eligibility, application and approval; buyers should confirm availability and terms directly.

06

MAPS & LOCATION

REGIONAL · LOCAL ACCESS

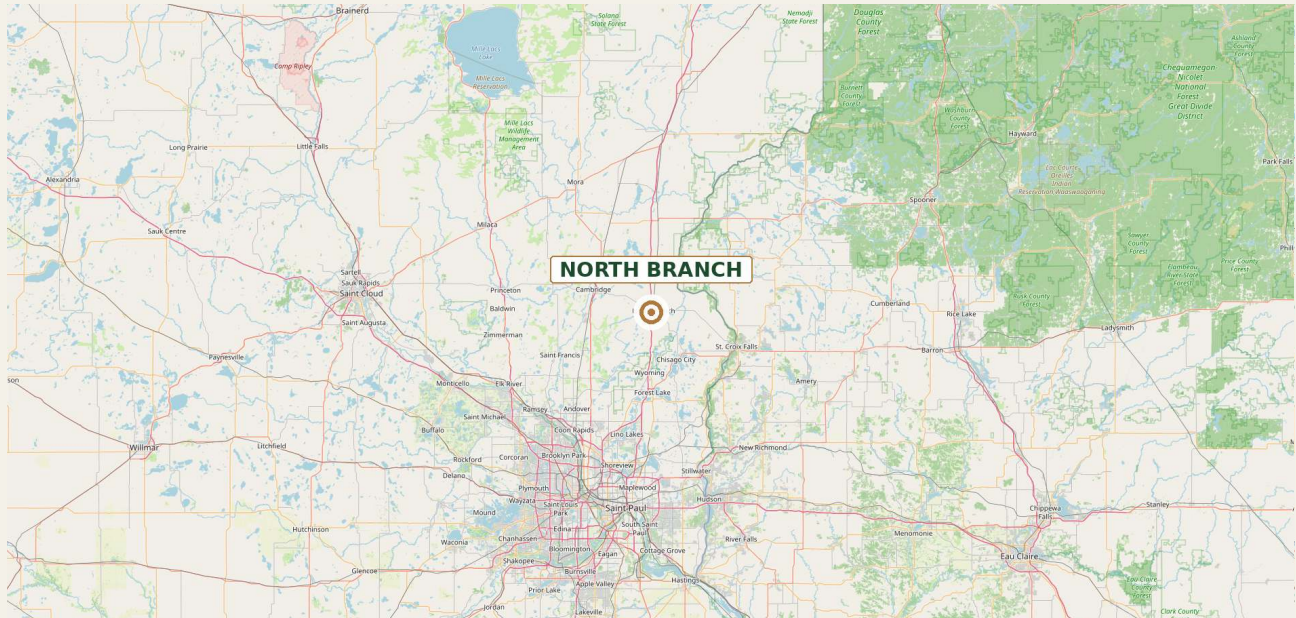




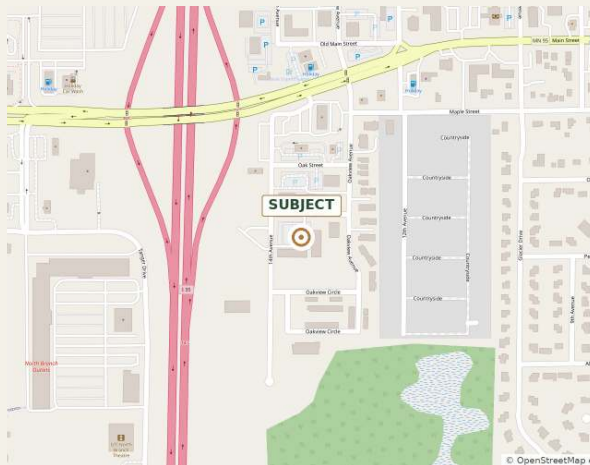
GAUGHAN
COMPANIES

LOCATION

On the I-35 corridor.



REGIONAL CONTEXT — NORTH BRANCH ON I-35 BETWEEN THE TWIN CITIES AND DULUTH | ©
OPENSTREETMAP CONTRIBUTORS



LOCAL — INTERSTATE 35 AT EXIT 147

DRIVE DISTANCES

Interstate 35	Under 700 feet
Exit 147 · TH 95	Under 0.25 mile
Cambridge	13 miles
Forest Lake	26 miles
Downtown St. Paul	42 miles
Downtown Minneapolis	45 miles
MSP Airport	49 miles
Duluth	110 miles



GAUGHAN
COMPANIES

COMMERCIAL REAL ESTATE · SINCE 1969

CONTACT US

Let's schedule a tour.



TIMOTHY GAUGHAN

651.747.7729

timothygaughan@gaughancompanies.com



DAN HEBERT

651.255.5558

danhebert@gaughancompanies.com

Gaughan Companies · 56 East Broadway, Suite 200, Forest Lake, MN 55025 · 651.464.5700 · www.GaughanCompanies.com

Information contained herein has been obtained from sources believed reliable but is not guaranteed. All information is subject to errors, omissions, change of price, prior sale or withdrawal without notice. Purchaser to verify all information.