



OFFICE SPACE & GARAGE FOR LEASE

8 3rd Avenue NW, Crosby, MN 56441

C|C CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

8 3rd Ave NW, Crosby, MN 56441

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Features

Office Space w/ Garage.

Turn-key office space available in downtown Crosby at the crux of Main Street. This professional office building is centrally located near many major amenities and area businesses. Enjoy a large open office area, breakroom, 2 restrooms, a detached storage garage with 2 overhead doors, paved parking lot and frontage along 3rd Ave NW. Prime opportunity for an office-service business seeking affordable space in a great location.



Address:	8 3rd Avenue, Crosby, MN 56441
Directions:	From the intersection of 3rd Ave NW (Hwy 6) and Main Street (Hwy 210) - North on 3rd Ave - Property is 2nd building on the west
Lot Size:	9,375 sq. ft. (0.21 Acres)
Lot Dimensions:	75' x 125'
Frontage:	75' on 3rd Ave NW
Office Building:	1,456 sq. ft. Total
Not Available:	384 sq. ft.
Available Space:	1, 072 sq. ft.
Garage:	1,024 sq. ft (32' x 32')
Total Available Space:	1,072 sq. ft. Office + 1,024 sq. ft. Garage
Lease Rate:	\$1,500/Month + Utilities (Electric is Included)
Water/Sewer:	City
Heating:	Natural Gas Forced Air

Continued on next page.

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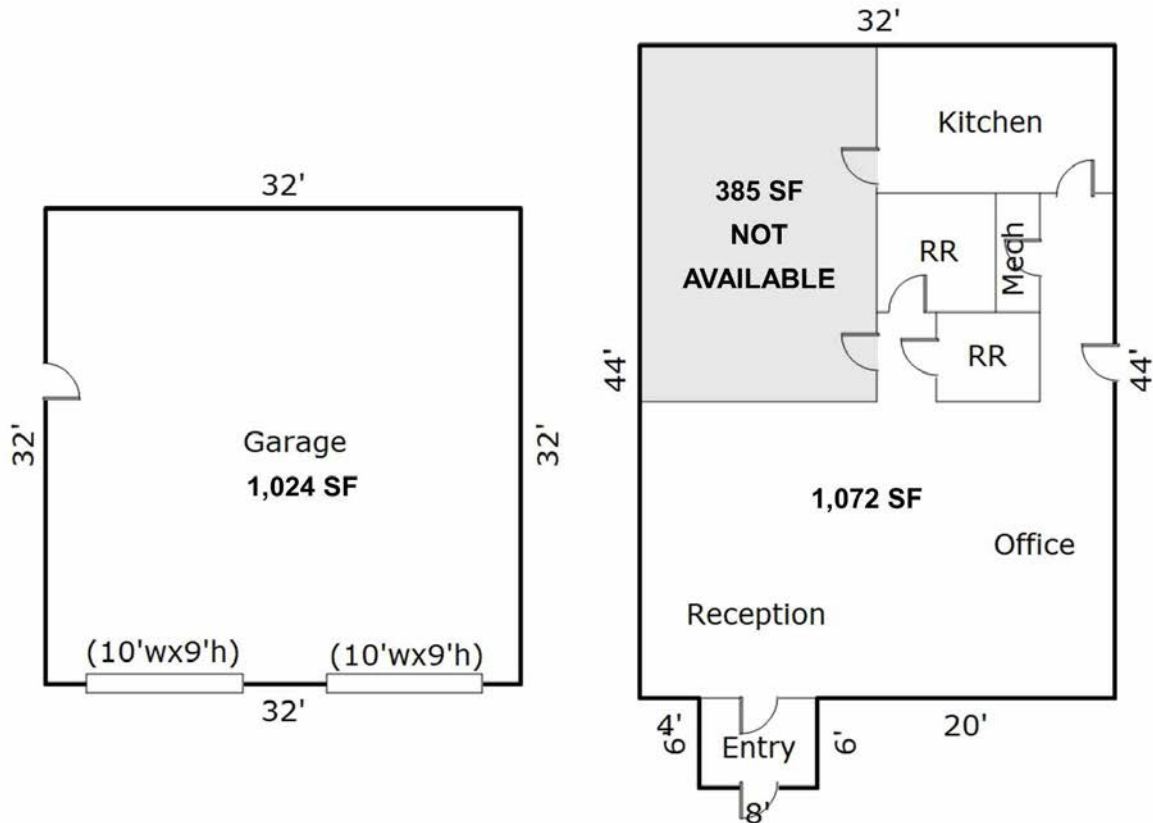
Features

Cooling:	Central Air - Electric Ground Units
Electric:	460 Amp, Single Phase
Lighting:	Fluorescent
Year Built:	1998
Construction:	Concrete Block
Foundation:	Concrete Block
Roof:	Asphalt Shingles
Exterior:	Brick & Stucco
Ceiling Height:	Office: 9' Garage: 12'
Overhead Doors:	2 (9' H x 10' W) on Garage
Bathrooms:	2
Parking:	6 Paved Parking Stalls
Zoning:	B1 - Central Housing It is the intent of the B-1 District to provide for the establishment of commercial and service activities which draw from and serve customers from the entire community or region. The uses and structures within this District shall be designed for effective pedestrian movement. Efforts should be made by both the city and developers to protect the historic character of the downtown area.
PID#:	11112826, 11112827 & 11112828
Legacy PID#:	111010050180009, 111010050170009 & 111010050160009
Legal Description:	Lots 16 - 18, Block 5, Central Addition to Crosby
Neighboring Businesses:	Neighboring businesses include Coldwell Banker, Ace Hardware, Family Dollar, Main Street Nutrition, USPS, CTC, Heartland Kitchen & Cafe, Mid-MN Federal Credit Union, Books & Gifts, Family Dentistry, Red Raven, Cuyuna Lanes, Trailside Tavern, Subway, Antiques, Mixed Company, Victual, Rafferty's, Iron Range Eatery, Cuyuna Brewing plus numerous others.

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Floor Plan



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Photos



Front (East) Entrance



Side (North) Entrance



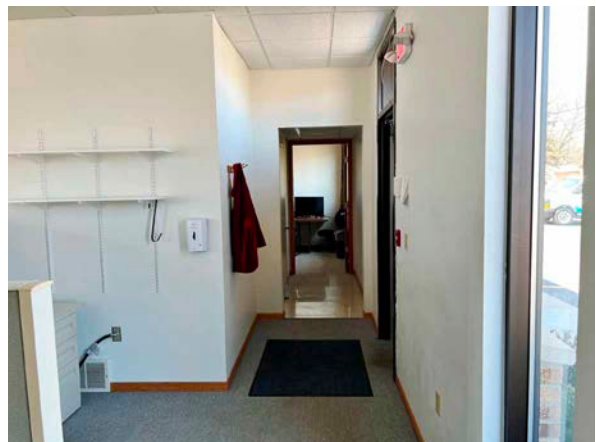
Office Area



Office Area



Office Area



Office Area

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Photos



Breakroom



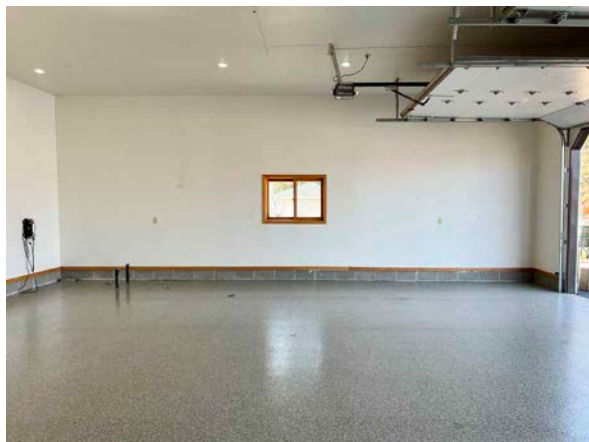
Breakroom



Garage



Garage



Garage



Garage

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Aerial Photo



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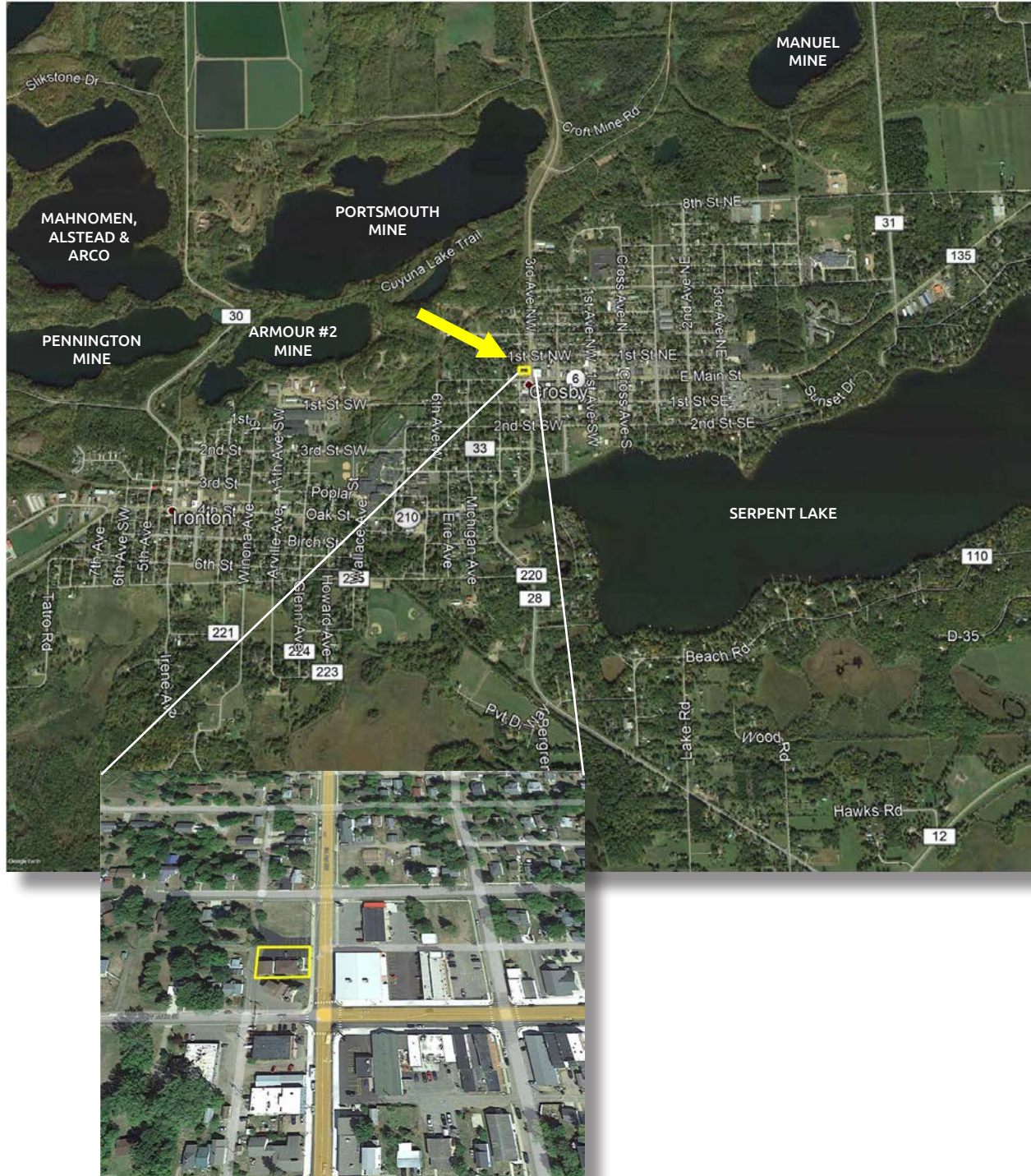
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Aerial Photo



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Section Aerial



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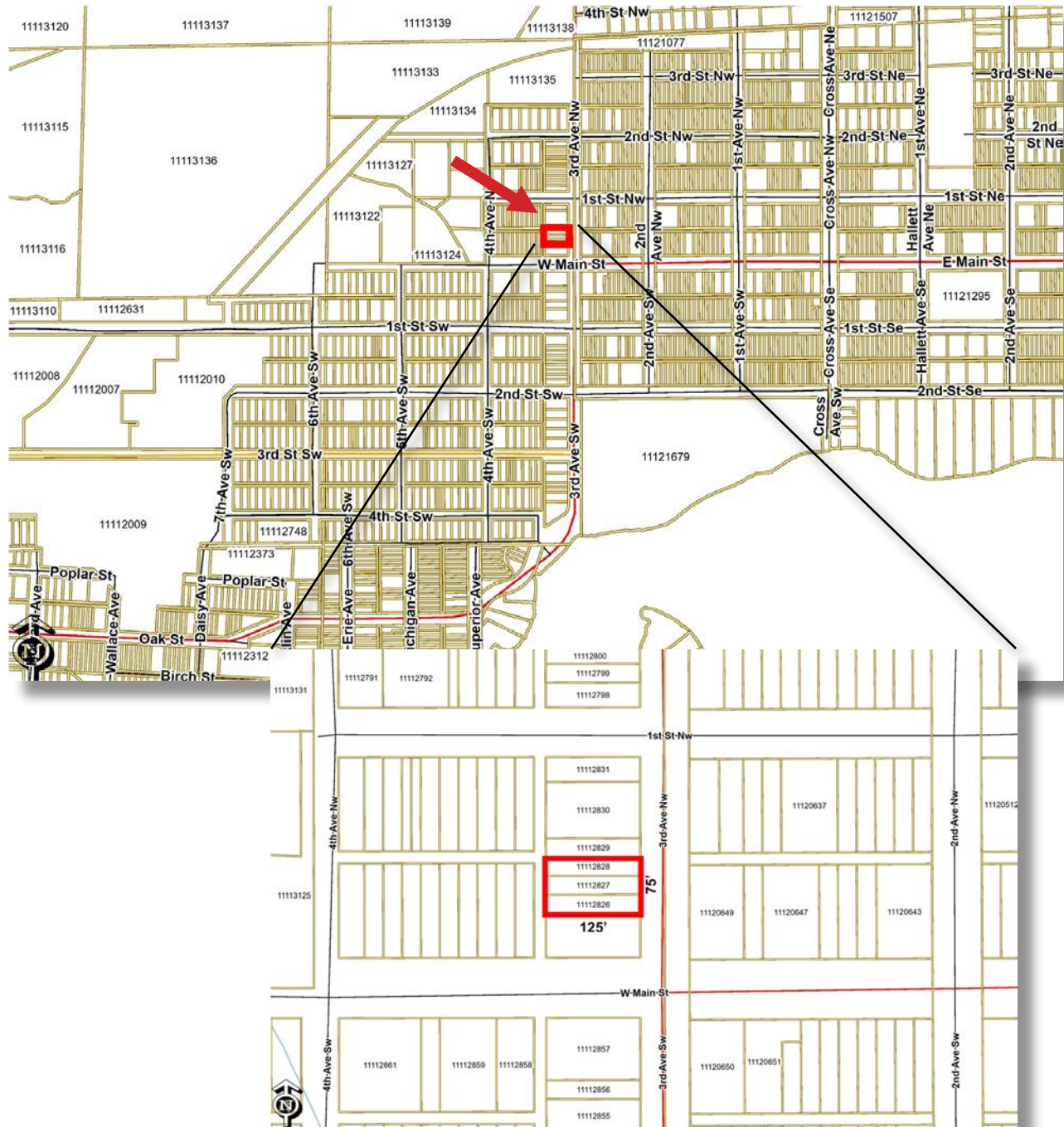


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Section Map



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Zoning Map

R-1 Single and Two Family Residential
 R-2 Multiple Family Residential
 R-3 Manufactured Housing
 B-1 Central Housing
 B-2 Highway Business
 I Light Industrial
 P Parks/Public



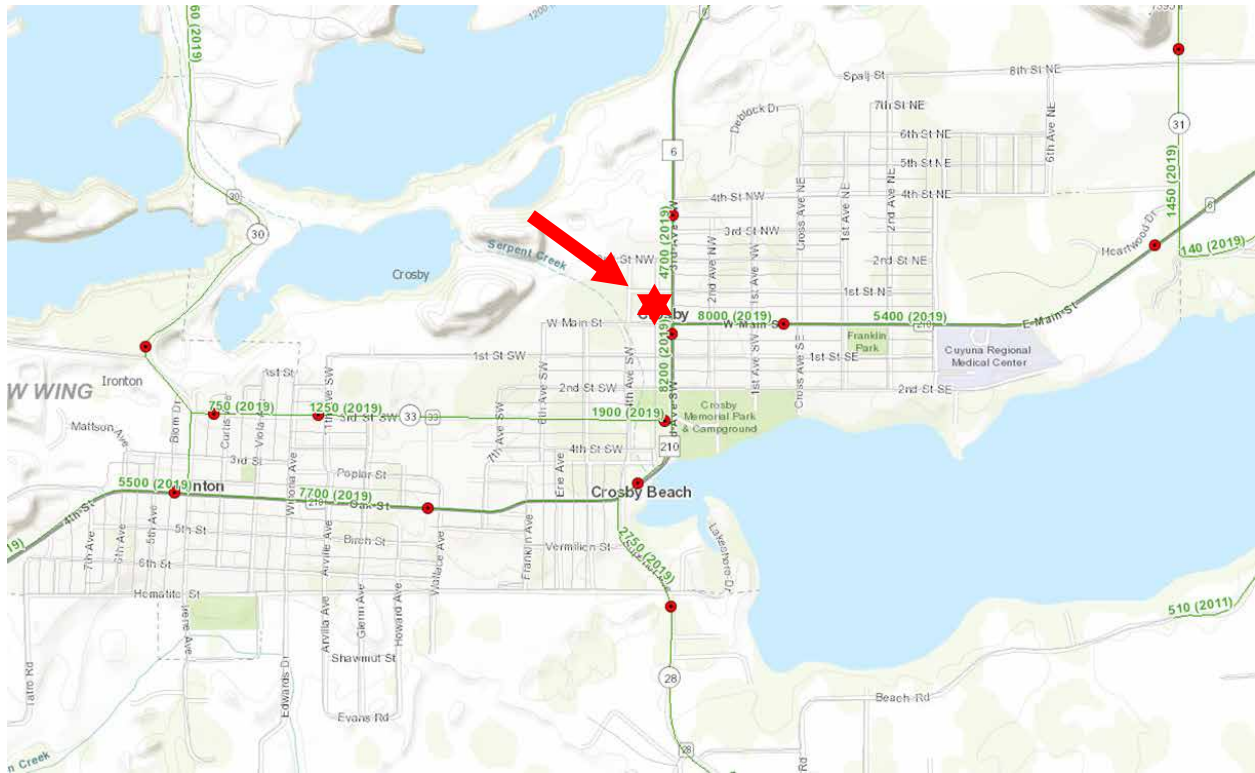
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2019 Counts from MNDOT

Traffic Counts

Traffic Counts: 4,700 - 8,200 on 3rd Ave NW (Hwy 6) & 8,000 on Main Street (Hwy 210/
Hwy 6)



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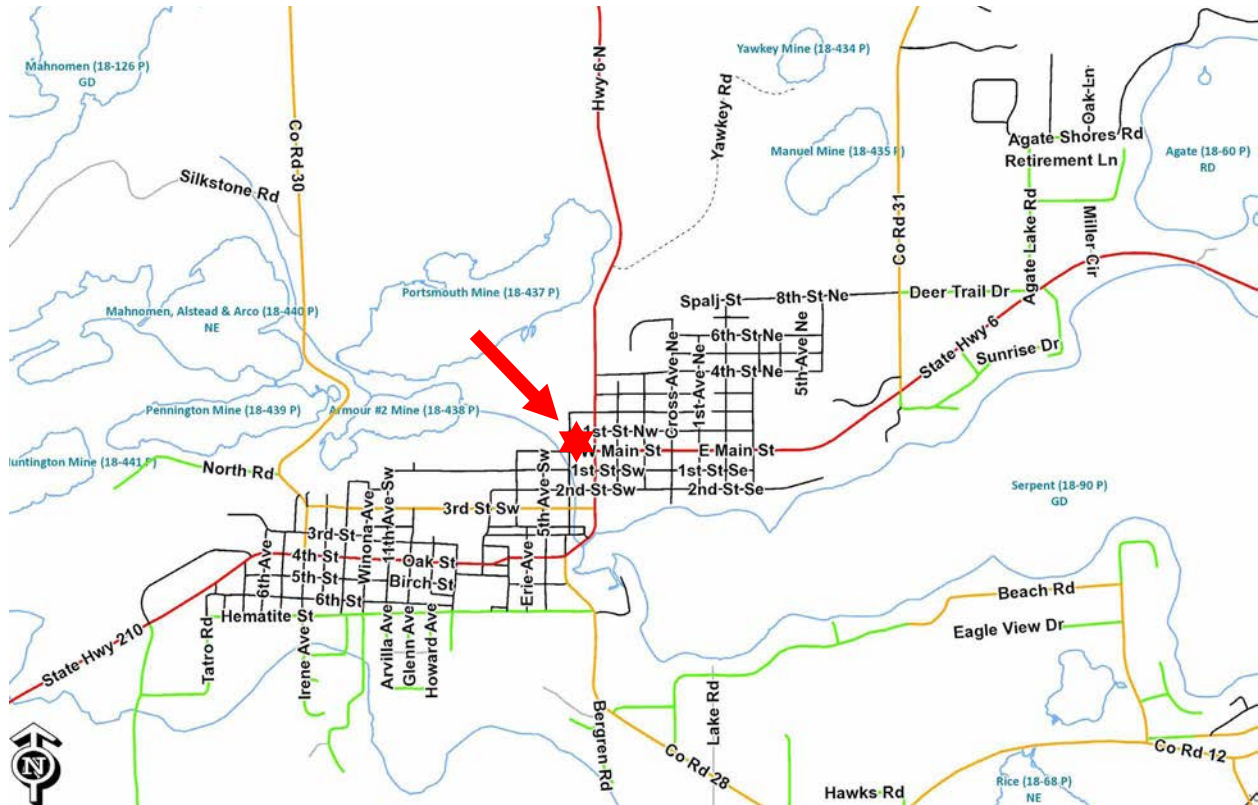


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Location Map



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Figures from STDB, CCIM

Demographics

Trade Area 2020 Population (Includes the following counties):

Crow Wing County	68,324
Cass County	32,281
Total Trade Area Population	100,605

2020 Population:

Baxter	8,585
Brainerd	31,764
Crosby	4,072
Ironton	1,641

Estimated Summer Population:

Brainerd/Baxter	200,000+
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Projected Population Growth Change 2020-2025:

Crow Wing County	0.79%
Crosby	0.88%
Ironton	0.53%

Households in 2020:

Crow Wing County	28,487
Crosby	1,788
Ironton	681

2020 Median Household Income:

Crow Wing County	\$53,081
Crosby	\$42,884
Ironton	\$51,509

Crow Wing County Retail Sales in 2012:

\$1,124,967,000

Leading Employers in Crow Wing County in 2019:

Essentia Health
Cuyuna Regional Medical Center
Brainerd School District
Grandview Lodge
Breezy Point Resort
Ascensus
Clow Stamping
Crow Wing County
Madden's Resort
Cragun's Resort
Walmart
Rutterger Bay Lake Resort
Cub Foods/Super Valu (3 Stores)
Central lakes College
Anderson Brothers Construction
Pequot Lakes School District
Mills Automotive
Bang Printing
City of Brainerd
Costco

Leading Employers Cont.:

Bethany Good Samaritan
Woodland Good Samaritan
Crosby Ironton School District
Minnesota Care
Landis + Gyr
Northstar Plating
Lindar
Avantech
Reichert Bus
Lexington
Growth Zone
CTC
Stern Companies
BTD
MNDOT
MNDNR
TDS
Graphic Packaging
Crow Wing Power

Continued on next page.

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History of Crosby



Crosby was the focal point for the natural iron ore mining of the Cuyuna Range in central Minnesota. Crosby and adjacent Ironton served as the community support of the nearby mines. Crosby is located on the north and west shores of Serpent Lake. Mining ended in the early 1980's when natural ore was depleted in the area. Today, Crosby serves as an area health care provider and also

supports tourism associated with surrounding lakes and recreational lands. Crosby is 15 miles northeast of Brainerd and 100 miles west of Duluth.



The City of Crosby has made a name for itself as an antique hub, "The antique capital of Minnesota," according to a 1998 proclamation by former Governor Arne Carlson. It began in the 1980's when Crosby's Main Street was littered with empty storefronts. A local resident purchased two buildings and opened up an antique shop. Soon more and more antique dealers opened up, and now antique stores fill the streets of this beautiful small town.

The Soo Line Depot was built in 1910. It was part of a 1908 - 1910 project to build a rail line from Superior, Wisconsin to Thief River Falls, Minnesota with a branch (Crosby) to the Cuyuna Iron Range. It is now the home of the Soo Line Depot Museum which is filled with artifacts, photos and documents telling the stories of everyday life and historical events on the Cuyuna Iron Range.



The serpent was purchased by the Crosby Chamber of Commerce, currently the Cuyuna Lakes Chamber of Crosby. The city of Crosby, while surrounded by lakes, burrows itself on the shores of Serpent Lake. There are rumors that these waters are inhabited by a mythical sea serpent, but a more likely explanation is the shape of the lake led to its namesake.

Crosby an official BRONZE level "Bike Friendly City". A Bicycle Friendly Community, Business, or University welcomes bicyclists by providing safe accommodations for bicycling and encouraging people to bike for transportation and recreation. A bicycle-friendly place makes bicycling safe, comfortable, and convenient for people of all ages and abilities.



The Cuyuna Lakes Trail is a paved trail project underway to connect the communities of Aitkin, Cuyuna Lakes and Brainerd. Locally, the Cuyuna Lakes Trail extends from Deerwood to Riverton. This is an exceptionally scenic route through the Cuyuna Country State Recreation Area where it offers beautiful views of crystal clear lakes and connects to the world class mountain bike trails. There are also paved segments of the Cuyuna Lakes Trail in Aitkin and Brainerd. In Brainerd the trail joins the Paul Bunyan Trail.



The Cuyuna Lakes Trail also offers a route for the Mississippi River Trail. The MRT is the nationally designated bikeway that will follow off-road trails and roadways from Lake Itasca to New Orleans.

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Thank You

Thank you for considering this Close - Converse opportunity

Close - Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

We are here to help

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

How to acquire this opportunity

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's representatives, we know the seller's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

Agency and you

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

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Agency Disclosure

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with
3. consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This
4. is not a contract. **This is an agency disclosure form only. If you desire representation you must enter into a**
5. **written contract, according to state law** (a listing contract or a buyer/tenant representation contract). Until such time
6. as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive
7. any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see
8. paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options.**
10. **I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the**
11. **broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. **THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.**

13. _____
(Signature) (Date) (Signature) (Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker,
15. represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to
16. the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer
17. material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and
18. significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to
19. rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the
20. Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any
21. information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph
22. IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel
23. from the broker or salesperson.

24. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent
25. and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord,
26. even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the
27. Buyer/Tenant the fiduciary duties described on page two (2).⁽²⁾ The broker must disclose to the Buyer material facts
28. as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect
29. the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)
30. If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or
31. she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him
32. or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)).
33. In that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or
34. salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one
36. broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same
37. broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and
38. means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This
39. role limits the level of representation the broker and salesperson can provide, and prohibits them from acting
40. exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing
41. a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose
42. specific information about him or her. Other information will be shared. Dual agents may not advocate for one party
43. to the detriment of the other.⁽³⁾

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary
45. duties described below.⁽⁴⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd.
46. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the
47. property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

48. _____ I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on
(initials) (initials)
49. page two. (2)

50. Page 2

51. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but
52. does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual
53. Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY**
54. **DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A**
55. **WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of
56. confidentiality to the party but owes no other duty to the party except those duties required by law or contained in
57. a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/
58. Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson
59. must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or
60. salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented
61. by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's
62. Broker (see paragraph III on page one (1)).

63. ⁽¹⁾ This disclosure is required by law in any transaction involving property occupied or intended to be occupied by
64. one to four families as their residence.

65. ⁽²⁾ The fiduciary duties mentioned above are listed below and have the following meanings:
66. **Loyalty** - broker/salesperson will act only in client(s)' best interest.
67. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.
68. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge
69. which might reasonably affect the client(s)' use and enjoyment of the property.
70. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific
71. information (such as disclosure of material facts to Buyers).
72. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.
73. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

74. ⁽³⁾ If Seller's/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller's/Landlord(s) may give up the
75. opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/
76. Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to
77. purchase/lease properties listed by the broker.

78. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender
79. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be
80. obtained by contacting the local law enforcement offices in the community where the property is located,
81. or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at
82. www.corr.state.mn.us.

MN-AGCYDISC-2 (8/14)

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Contact

Office Location

521 Charles Street
Suite 201
Brainerd, MN 56401

Mailing Address

PO Box 327
Brainerd, MN 56401

Phone

218-828-3334

Fax

218-828-4330

Website

www.CloseConverse.com

Agents

Nate Grotzke, CCIM	C: 218-838-1000	nate@closeconverse.com
Brett A. Anderson	C: 218-232-3668	brett@closeconverse.com
Tim Miller, CCIM	C: 218-838-8772	tim@closeconverse.com
Chris Close, CCIM	C: 218-831-7510	chris@closeconverse.com

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