

City of Clearwater  
Available Commercial and Industrial Buildings

<p align="center"><b>Clearwater Commons</b></p> <p>Status: Lease Date Available: Immediately Minimum Size: 1500 sf Maximum Size: 3100 sf Address: 800 Nelson Drive Price: Negotiable Building Size: 10,300 sf Land Size: 1 acre Zoning: C-4, General Commercial Construction: Brick Contact Name: Jerad Ducklow Contact Company: Mikden Properties Contact Phone: 651.738.1764</p> <p>Additional Information: Located on State Hwy. 24; one endcap available: 3,100 sf, which can be subdivided</p>	<p align="center"><b>Clearwater Mall</b></p> <p>Status: Lease or Sale Date Available: Immediately Minimum Size: 2 sites - 1 @ 1,400 sf; 1 @ 2,500 sf Maximum Size: Address: Price: Negotiable Building Size: Land Size: 6 acres Zoning: C-4, General Commercial Construction: metal construction Contact Name: Mark Lemke Contact Company: Clearwater Interiors Contact Phone: cell: 612.219.6545; 763.262.3222</p> <p>Additional Information: Located on State Hwy. 24;</p>	<p align="center"><b>Colliers Property</b></p> <p>Status: Partially occupied Date Available: Within 30 days Minimum Size: 1200 sf Maximum Size: 11,480 sf Address: 2007 21st Ave E Price: Negotiable, motivated seller Building Size: 11480 sf Land Size: .94 acres Zoning: Industrial Construction: Metal Contact Name: Will Buckley Contact Company: Colliers Real Estate Contact Phone: 612.347.9319 3 drive-in doors w/14' clearance; auto repair shop current tenant; 3,200 total sf office, 8,200 total sf industrial. Off of I-94 in Lynden Township</p> <p>Additional Information:</p>
<p align="center"><b>Clearwater Depot</b></p> <p>Status: Lease Date Available: Immediately Minimum Size: 1,000 sf Maximum Size: 6,728 sf Address: 330 Walnut Street S Price: \$13.50/sf/year + CAM of \$3/sf Building Size: 6,728 sf Land Size: Zoning: I-1, Light Industrial Construction: wood frame, galvanized steel, brick Contact Name: Linda Smith, 12420 Armitage Ave. NW, Monticello Contact Company: Contact Phone: 763-878-2643 Additional Information: Located on State Hwy. 24, new construction</p>	<p align="center"><b>Short Stop Site</b></p> <p>Status: For Sale Date Available: Immediately Minimum Size: 7,240 sf Maximum Size: 7,240 sf Address: Price: Building Size: 7,240 sf Land Size: 3.18 acres Zoning: C-4, General Commercial Construction: Taxes - 2006: \$10,000 Contact Name: Anton Tratar Contact Company: GE Commercial Finance Contact Phone: 425.451.2790</p>	<p align="center"><b>Kathy Pieper Building</b></p> <p>Status: 3 spaces available, each 900 sf Date Available: Immediately Minimum Size: 900 sf Maximum Size: 2700 sf Address: 8265 179th St NW Price: \$700/month includes taxes and snow removal, utilities extra Building Size: 3,600 sf Land Size: Zoning: Future Land Use: Highway Commercial Construction: Wood frame Contact Name: Kathy Pieper Contact Phone: 320.558.2287 Additional Information: Near I-94/Hwy. 24 junction</p>
<p align="center"><b>Old Coborn's</b></p> <p>Status: Lease or Sale Date Available: Immediately Minimum Size: can be subdivided Maximum Size: 15,000 sf Address: Price: Negotiable Building Size: 15,000 sf Land Size: 2 acres Zoning: C-4, General Commercial Construction: Metal Contact Name: Mark Lemke Contact Company: Clearwater Interiors Contact Phone: 320.558.6545 Additional Information: Located on State Hwy. 24; Mark's cell phone - 612.219.6545</p>	<p align="center"><b>Former Post Office</b></p> <p>Status: Lease or Sale Date Available: Mar-09 Maximum Size: Address: 605 Lime Street Price: Negotiable Building Size: 1000 sf Land Size: Zoning: C-4, General Commercial Construction: Wood frame, built in 1979; new roof Contact Name: Dr. Charles Ehlen Contact Company: Contact Phone: 320.252.0368 Additional Information: Corner lot with parking lot</p>	<p align="center"><b>505 Main</b></p> <p>Status: Lease or Sale Date Available: Immediately Minimum Size: 1,080 sf Maximum Size: 4,320 sf Address: 505 Main Street Price: \$259,000 Building Size: 4,320 sf Land Size: Zoning: Old Town District Construction: Wood, vinyl siding Contact Name: Jennifer Ashfeld Contact Company: Contact Phone: 763.295.6566 4-unit building; zoning allows for residential or commercial; in historic area of Clearwater</p> <p>Additional Information:</p>
<p align="center"><b>Clearwater Tax</b></p> <p>Status: Lease Date Available: 30 day notice required Minimum Size: 582 sf Maximum Size: 582 sf Address: 935 Clearwater Center Price: \$630/month includes utilities Building Size: 4,800 sf Land Size: 22,800 sf Zoning: C-4, General Commercial Construction: Wood/Stone Contact Name: Carol Halvorson Contact Company: Clearwater Tax Contact Phone: 320.558.6800 Additional Information: Located on State Hwy. 24 just north of the Clearwater Travel Plaza</p>	<p align="center"><b>Marathon Gas Station</b></p> <p>Status: For Sale Date Available: Immediately Maximum Size: Address: 630 County Road 75 Price: Building Size: Gas Station - 4,768 sf; attached car wash - 2,240 sf Land Size: Zoning: C-4, General Commercial Construction: Contact Name: Darryl Wattenhofer Contact Company: Stearns Bank Contact Phone: 320.253.6607 Additional Information:</p>	