

# SALE

## CREATIVE PLANNING

220 Park Ave S Saint Cloud, MN 56301



### OFFERING SUMMARY

Sale Price:	\$5,517,241
Building Size:	23,621 SF
Lot Size:	35,315 SF
Price / SF:	\$233.57
Cap Rate:	7.31%
NOI:	\$403,320
Year Built:	1984
Renovated:	2024
Zoning:	PUD37

### LOCATION OVERVIEW

Property is conveniently located just one block off of 2nd Street (27,000 VPD traffic count) a major retail and business hub. Excellent location with close proximity to major thoroughfares (Highway 23, Hwy 15, 2nd Street & Division Street), major retailers, restaurants and more. Saint Cloud is a MSA serving over 200,000 and is approximately 60 miles northwest of the Twin Cities.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,102	23,940	42,639
Total Population	9,912	60,595	106,995
Average HH Income	\$66,764	\$74,002	\$78,748

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**COLDWELL BANKER  
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### PROPERTY DESCRIPTION

CBC Orion Real Estate Advisors are pleased to offer For Sale the Creative Planning Business Services property located in Saint Cloud, MN. The subject property is a single-tenant, 23,688 square foot high quality office building – 100% NNN leased by Creative Planning Business Services. The investment offers a solid going in Cap Rate of 7.25% with approx. (6) Six years of lease term remaining on its initial lease term. The lease contains attractive 2.5% annual rental increases, with one-five year renewal option to extend. This property offers an investor a strong rental income stream with rental growth in a strong market.

Building consists of one – single story high quality granite/stucco & glass office building consisting of 23,688 SF building on 1.89 acres. The tenant, Creative Planning (S&P BB rating), is one of the largest financial services companies in North America. Creative Planning (f/k/a BerganKDV) has been in the building since 2005. Additionally, in 2024 the property has undergone substantial property enhancements with over \$645,000 invested.

Building amenities include high quality office finishes, ample parking at the door, fully sprinkled, attractive granite & glass exterior, extensive landscaping, and much more. Excellent opportunity to acquire this fully stabilized high quality 100% occupied single tenant NNN leased investment property with long term lease in place. Excellent 1031 exchange opportunity.

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