

# SALE

## SIXTH AVENUE APARTMENTS

1310/1320 6th Ave S & 519 14th Street South, Saint Cloud, MN 56301



### OFFERING SUMMARY

Sale Price:	\$1,050,000
Building Size:	11,920 SF
Lot Size:	0.95 Acres
Number of Units:	12
Price / SF:	\$88.09
Year Built:	1983
Zoning:	R3

### DEMOGRAPHICS

Total Households

Total Population

Average HH Income

### 1 MILE

4,749

14,827

\$58,661

### 3 MILES

24,035

61,240

\$73,100

### 5 MILES

38,538

96,495

\$77,424

### PROPERTY WEBSITE

[Click Here](#)

**SCOTT M. SCHMITT, CCIM**

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**COLDWELL BANKER  
COMMERCIAL**

ORION REAL ESTATE  
ADVISORS

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### PROPERTY DESCRIPTION

Offering consists of (2) – Two story apartment buildings totaling 11,920 +/- square feet on .95 acre site, with total of Twelve (12) Apartment Units. There is one oversized garage out building and excess land which could be expanded or potential to build additional units. Unit mix consists of (4) - 2-bedroom units and (8) 4-bedroom units. Unit layouts consist of kitchen, dining, spacious living area, ample closet space, and 1-bathroom . Units are nicely equipped with range/oven, fridge/freezer, dishwasher and wall AC unit. Additionally, there are coin operated laundry facilities on site.

These apartment buildings were substantially renovated in 2018, with improvements consisting of new roof (1310/1320 bldg.) brand new custom kitchen and bathroom cabinetry, granite countertops (1310/1320 bldg.), all new appliances, luxury vinyl plank flooring, and much more (finishes vary by location).

### LOCATION DESCRIPTION

CBC Orion Real Estate Advisors are pleased to offer for sale Sixth Avenue Apartments and Fourteenth Street Apartments, conveniently located in Saint Cloud. Close proximity to Parks, Schools, and Downtown. Location is approximately 60 miles from the Twin Cities.

The city of Saint Cloud has a population of over 70,000 and the market has over 105,000 people in 5-mile radius. This offering represents an excellent opportunity to acquire these nicely update apartment buildings in a strong rental market.

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