

FOR SALE OR LEASE



**** FOR SALE | Multi-Tenant Building | High Traffic/Visibility Location ****

CBC Orion is pleased to offer For Sale this newer multi-tenant property, located just off Division Street in Saint Cloud. Very high traffic/high visibility location on 25th Avenue, adjacent to many high-profile retailers consisting of CVS, Dairy Queen, Walgreens, Caribou Coffee, Byerly's, Planet Fitness, Popeye's and many others.

This attractive building was constructed in 2006 and consists of stucco and stone exterior and is 7,695 total square feet. Building is currently occupied by one tenant Ameriprise Financial (since 2015). There is approximately 6,195 SF available, ideal for an owner user. This suite has a medical/office buildout which lends itself well for a medical or office user. There are approximately 30 parking stalls on site, with parking in front, side and back of the building.

Property is strategically located in one of the highest traffic count thoroughfares in the city, with combined traffic count over 44,000 ADT (Division Street and 25th Avenue). Saint Cloud is an MSA serving approximately 200,000 people daily. Population within 5 miles is nearly 94,000, with \$75,000 average household income.

- **Attractive building with stucco and stone exterior built in 2006**
- **Prime location on 25th Avenue and visible to Division Street**
- **Multi-tenant building with one current tenant and 6,195 SF available for owner occupant or tenant**
- **Property surrounds many high-profile retailers such as CVS, Dairy Queen, Walgreens, Caribou Coffee, Byerlys, Planet Fitness, Popeye's and many others.**
- **Zoning – C5 Highway Commercial District**
- **Priced substantially below replacement value**

Great opportunity for medical/office or retail business to own and occupy the vacant space and capitalize on in place rental income to offset building expenses.

***** JUST REDUCED – Now Offered For Sale at \$769,000 or For Lease at \$10/SF NNN *****

Contact Scott Schmitt for further details on this offering (320) 267-4576

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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Coldwell Banker Commercial
Orion Real Estate
630 First Street S, Waite Park, MN
320.251.1177