

FOR SALE



**** FOR SALE | 12 Unit Apartment Building – Fully Occupied | Great Location****

CBC Orion is pleased to offer for sale Lakeside Apartments, conveniently located just off Ninth Avenue in Saint Cloud. Great location with close proximity to walking trails, Lake George, SCSU, and downtown. Offering consists of (1) One - Three story building totaling 9,216 +/- square feet with Twelve (12) Apartment Units. There is one garage building with Six garage stalls. Building consists of all 2-bedroom units with kitchen, dining, spacious living area, and 1-bathroom layout. Units are nicely equipped with range/oven, fridge/freezer, dishwasher and wall AC unit. Additionally, there are laundry facilities on site. Building is currently fully occupied.

Location is approximately 60 miles from the Twin Cities. The city of Saint Cloud has a population of 65,000 and the market has over 100,000 people in 5-mile radius.

- **Fully Occupied Building**
- **Well Maintained Property with Many Updates**
- **Great Location Near Walking Trails, Lake George, SCSU and Downtown**
- **12 – 2 Bedroom Units | 6 Garage Stalls**
- **9,216 SF Building on 16,632 Land Parcel**
- **Nice Corner Lot**

This well-maintained apartment building was substantially renovated in 2005, with improvements consisting of new roof, windows, vinyl siding, high efficiency boiler and renovations of all the apartment units. Additionally, there was a new water heater installed fall 2020. This offering represents an excellent opportunity to acquire a well located, well maintained apartment property with stabilized rent roll.

***** Offered For Sale at \$850,000 *****

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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