

# FOR SALE



## **\*\* FOR SALE | 7,200 SF Commercial Building – Main Street Location \*\***

CBC Orion is pleased to offer for sale this commercial building on main street location in Milaca, MN. Property is situated just 2 blocks from Highway 23, right in the mix with many other established local businesses. Milaca is located approximately 30 miles east of Saint Cloud. This offering consists of two parcels, with a two story 7,200 square foot building. Well-built stucco exterior with concrete and structural steel framing. There is approximately 4,300 sf on the main level and 2,900 sf on the upper level. Building has mostly perimeter offices with windows and nice open floor plan. Additionally, there are two drive through lanes.

- Zoning – B-1, Central Business District
- Parcel ID #'s – 21-041-0240 & 21-041-0250
- Building Size – 7,208 SF
- Site Size – 13,662 SF or .31 Acre
- Number of Parking Spaces – 14 +/-
- New Road and Sidewalk on 2<sup>nd</sup> Street South (county road, no assessments)
- Building Exterior – Stucco Exterior with Concrete & Structural Steel Framing

Great opportunity for either single user to occupy the entire building, with possibility of leasing excess space to another user. Also, potential exists for investor to purchase for investment purposes and/or possible co-working for smaller office users.

**\*\*\* Offered for Sale at \$375,000 \*\*\***

**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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