

FOR SALE



OFFICE/WAREHOUSE/SHOWROOM



LOCATION: 3312 12th Street SE, St. Cloud, MN. (Airport Road)
PARCEL ID: 25-005-1300 Sherburne County
SIZE OF BUILDING: 18,000 SF
LAND AREA: 6.55 acres
SIDEWALLS: 16'
OVERHEAD DOORS: 2 – 10' X 14'
AGE: Constructed in 2004
CONDITION: Above average
REAL ESTATE TAXES: \$15,958 (2018)

PRICE: Was \$625,000 (\$34.72/SF) NOW \$569,000
TERMS: Cash or possible seller financing to qualified buyer.



COMMENTS: This is a well-constructed office/warehouse building with a large open and well-lit production/showroom area. Great location on the St. Cloud Regional Airport Road, approximately 1 mile from Highway 10. Two overhead doors. 4 private offices. Situated on over 6 acres. Entire building is heated and air conditioned. Very flexible space and suitable for a wide variety of businesses.

CALL MIKE SCHMITT TODAY FOR COMPLETE DETAILS
(320) 251-1177 or (320) 291-0045

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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