

NEW TO MARKET



FOR SALE | REDEVELOPMENT SITE | HIGH TRAFFIC LOCATION

Property Information

This property has operated as a Legion Club since 1961. Because of declining membership and other factors, the members have decided to sell and relocate to a smaller facility. Located at a stoplight intersection, just 2 blocks west of Crossroads Center, this property offers a wide variety of potential uses. It has one of the highest traffic counts in the St. Cloud area and offers an opportunity to use the building as an operating bar/restaurant, converting to another office/retail use or redeveloping it for a wide variety of other uses.

LOCATION: Corner of 2nd Avenue and Division Street Waite Park, MN

LAND AREA: 1.15 Acres - Adjacent 14,262 +/- SF parcel also available if needed.

BUILDING SIZE: 12,000 +/- SF built in 1961 | Addition in 1986

TRAFFIC COUNTS: Average daily traffic of 28,000 on Division Street

ASKING PRICE: \$1,500,000 (Addl parcel \$330,000)

TERMS: Cash

Contact:

Mike Schmitt

320.251.1177 (O) 320.291.0045 (M)

mike@cbcorion.com

CBCORION.COM

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