

# FOR SALE



CBC Orion is pleased to offer for sale, Northway Court Center, a neighborhood strip center in Saint Cloud, MN. High Traffic location at a signalized intersection and prominent medical office corridor. Additionally, the Northway Drive location is just 1 block away from Saint Cloud Technical College (current enrollment of 4,500 students). Saint Cloud is approximately 60 miles northwest of Minneapolis.

Building consists of over 21,000 square feet on 1.85 acres. Currently there are 6 local and regional tenants occupying space in the building. Current tenants consist of the following: Super America, Subway, Lilly's Wings Burgers & Things, Farmers Insurance, Bella Vita Salon, and Graves Hospitality.

**Value add:** There is approximately 2,500 SF space available for lease. Current owner has been using this spaces for storage and future owner could lease the available space to enhance property performance.

**Now Offered for Sale at \$1,595,000 | Cash or Possible Contract for Deed**

**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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