

# FOR SALE

## L&S BODY SHOP & SANDBLASTING BUILDINGS

4227 45th Ave SE Saint Cloud, MN 56304



### OFFERING SUMMARY

Sale Price:	\$799,000
Building Size:	4,196 SF
Lot Size:	84,522 SF
Price / SF:	\$190.42
Year Built:	1997

### DEMOGRAPHICS

Total Households
Total Population
Average HH Income

### 3 MILES

884
2,488
\$90,941

### 5 MILES

8,847
22,690
\$85,630

### 10 MILES

39,713
101,226
\$83,214

### Mark Maetzold

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**COLDWELL BANKER  
COMMERCIAL**  
ORION REAL ESTATE  
ADVISORS

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## L&S BODY SHOP & SANDBLASTING BUILDINGS

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### PROPERTY DESCRIPTION

CBC Orion Real Estate Advisors is pleased to offer For Sale - (4) Four Industrial buildings totaling approximately 8,800 SF on 1.91 acre parcel in Saint Cloud. Location is approximately 5 miles south of Highway 23/Division Street. Excellent location with high visibility and traffic counts of approximately 23,000 vehicles per day. Neighboring businesses include Mies Outland, Haven Town Hall offices, and close proximity to the Saint Cloud Regional Airport.

**BUILDING 1** (main bldg.): 5,000+/- SF wood frame with steel siding office and warehouse building. Features include 3 Overhead Doors (2 - 14' and 1 - 12'), Two Bathrooms (one BR with shower), Paint Booth, 3 Phase Power. Private Well and Septic.

**BUILDING 2:** 1,500+/- SF wood frame with steel siding building, currently used for Sandblasting. Features include concrete floor, 1 propane gas heater, 3 Phase electrical, one sliding hanging door in front of building.

**BUILDING 3:** 1,100+/- SF wood framed steel siding building used primarily for storage. Features include concrete floor, electrical, one sliding hanging door in front of building.

**BUILDING 4:** 1,200+/- SF wood framed steel siding "Lean to" building with concrete floor.

Excellent opportunity to acquire these well-located buildings with an excellent high traffic, high visibility highway 10 location. Currently operating as a sandblasting/auto body shop and could continue use as similar automotive use or a multitude of other potential uses.

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