

# SALE

## 1136 KUHN DR

1136 Kuhn Dr Saint Cloud, MN 56301



### OFFERING SUMMARY

Sale Price:	\$765,000
Building Size:	2,496 SF
Available SF:	
Lot Size:	65,957 SF
Price / SF:	\$306.49
Year Built:	1995
Zoning:	C5

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,334	30,990	53,792
Total Population	3,524	73,480	130,467
Average HH Income	\$96,403	\$60,687	\$70,012

### PROPERTY WEBSITE

[Click Here](#)

**Mark Maetzold**  
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**COLDWELL BANKER  
COMMERCIAL**  
ORION REAL ESTATE  
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### PROPERTY DESCRIPTION

Offering consists of (2) Two fully leased buildings totaling approximately 7,000 total square feet on a 1.5-acre parcel.

Building #1 – A stand-alone, single-story office and warehouse building totaling just under 2,500 +/- square feet with ample paved parking. Metal exterior with newer HVAC Systems and LED Lighting. The building consists of office and reception areas with warehouse/servicing area. Building is currently 100% leased to an IT Service provider who has been leasing at the location for over 10 years.

Building #2 - A stand-alone, single-story 4,400 SF Warehouse building/Storage facility with an emphasis on the much-desired larger storage units, consisting of 14' OH doors with 40'+ in length - ideal for RVs, Boats and large Trailers. Currently consisting of 13 Indoor spaces and 33 Outdoor spaces. This section is secured with Chain Link Fencing, enhanced LED Lighting and Video Security System. Current occupancy is at capacity, making this a very desirable business opportunity for the larger recreational vehicle needs of the community. Immediate Expansion Potential to build additional buildings to keep up with strong demand.

The city of Saint Cloud has a population of approximately 70,000 and a MSA serving over 200,000. This offering represents an excellent opportunity to acquire a very well-located, well-maintained and Office and RV Storage complex in a high-demand storage rental market.

### LOCATION DESCRIPTION

CBC Orion Real Estate Advisors is pleased to offer for sale KLN Storage, a Mixed-Use Investment Offering, consisting of Office & Warehouse Buildings with RV Storage conveniently located in Saint Cloud. Situated in a high growth area with attractive proximity to many prominent residential developments. Easy access to major thoroughfares of I-94 and Highway 15. Location is approximately 60 miles from the Twin Cities.



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