

FOR SALE



CBC Orion is pleased to offer For Sale this Class A multi-tenant office property, located just off Labeaux Avenue in Albertville. Very high traffic/high visibility location, approximately one mile from Interstate 94 and Albertville Premium Outlets, and close proximity to many recognizable businesses. Location is approximately 30 miles west of Minneapolis.

This attractive building was constructed in 2005 and consists of high-quality concrete block, glass and steel exterior with higher end interior finishes. Total square footage of just under 9,300 square feet on two levels. Building is currently 93% occupied by a diverse blend of three tenants including Infinite Wellness, PMA Financial Network, and Becker & Associates Accounting. The tenants are intentionally on short term leases which allows flexibility for new owner (potential for owner occupancy, or potential for extending existing tenants on longer term leases, if desired). There are approximately 40 parking stalls on site, with parking in front, side and back of the building.

Excellent opportunity for investor to acquire this 93% occupied property, with potential upside by leasing the one remaining office suite, or for owner/user to purchase and occupy part of the building to capitalize on the in place rental income to offset building expenses.

***** Offered for Sale at \$1,300,000 *****

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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