

# FOR SALE



## INVESTMENT OR OWNER/USER OPPORTUNITY

Price Reduced! CBC Orion is pleased to offer For Sale this nicely renovated office property, located on Division Street in Waite Park (Saint Cloud MSA). Very high traffic/high visibility location, within walking distance to many recognizable businesses consisting of Waite Park City Hall, Marcus Parkwood Theaters, Ultimate Sports Bar, Speedway Convenience Store, and many others. This attractive building consists of approximately 6,456 square feet on two levels. Building was substantially renovated in 2012, with improvements consisting of new EIFS stucco exterior, new interior office finishes in upper level, new windows, and more. Brand new roof installed in 2022!

Property is located in one of the highest traffic count thoroughfares in the city, with approx. 25,000 vehicles driving by per day. Saint Cloud is a MSA serving approximately 200,000 people daily. Population within 5 miles of this property is over 105,000, with \$70,000 average household income.

This attractive building was substantially renovated in 2012, with improvements consisting of new EIFS stucco exterior, new roof, new windows, new interior office finishes in upper level, and more. Total of approximately 6,456 square feet on two levels. Building is currently occupied by a mix of tenants including Gallagher & Co. Financial, Indy Foundation, Electrolysis and Laser by Robin, and several other smaller office users. The tenants are intentionally on short term leases which allows flexibility for new owner (potential for extending longer term leases with existing tenants, if desired). This building has ample offices on each level which lends itself well for co-working. There are approximately 30 parking stalls on site, with parking in front, side and back of the building.

Great opportunity to own this well located and updated office property substantially below replacement cost.

**\*\*\* Price Reduced | Now Offered for Sale at \$525,000 \*\*\***

**Possible Term to Qualified Buyer**

**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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