



COMMERCIAL REALTY SOLUTIONS

For Sale
Office Condo



ST. CLOUD OFFICE CONDO (2nd Floor)

Sales Price: \$199,900.00

606 25th Avenue South, Suites 201 & 202
St. Cloud, MN 56301

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The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

PROPERTY OVERVIEW

606 25th Avenue S., St. Cloud, MN

Sales Price

\$199,900.00

Building Size	23,560/sf
Condo Unit	2,576/sf (Second Floor)
County	Stearns
PID	82.50742.0023
2025 Taxes	\$3,472.00
Zoned	PUD Planned Unit Development
Year Built	1980
No. Floors	2
Condo Association	Documents Available Upon Request



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PROPERTY LOCATION

* Just South of Roosevelt Road on 25th Ave S.

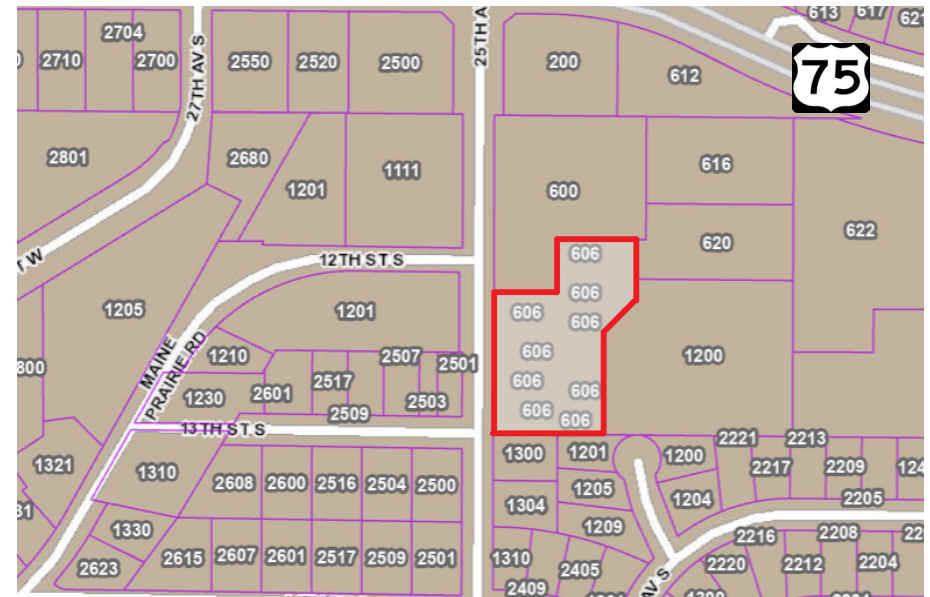
* Businesses in the Area:

Tenvoorde Ford, Huntington Bank, Benson Funeral Home, Speedway C-Store, Granite City Tire & Auto and more.

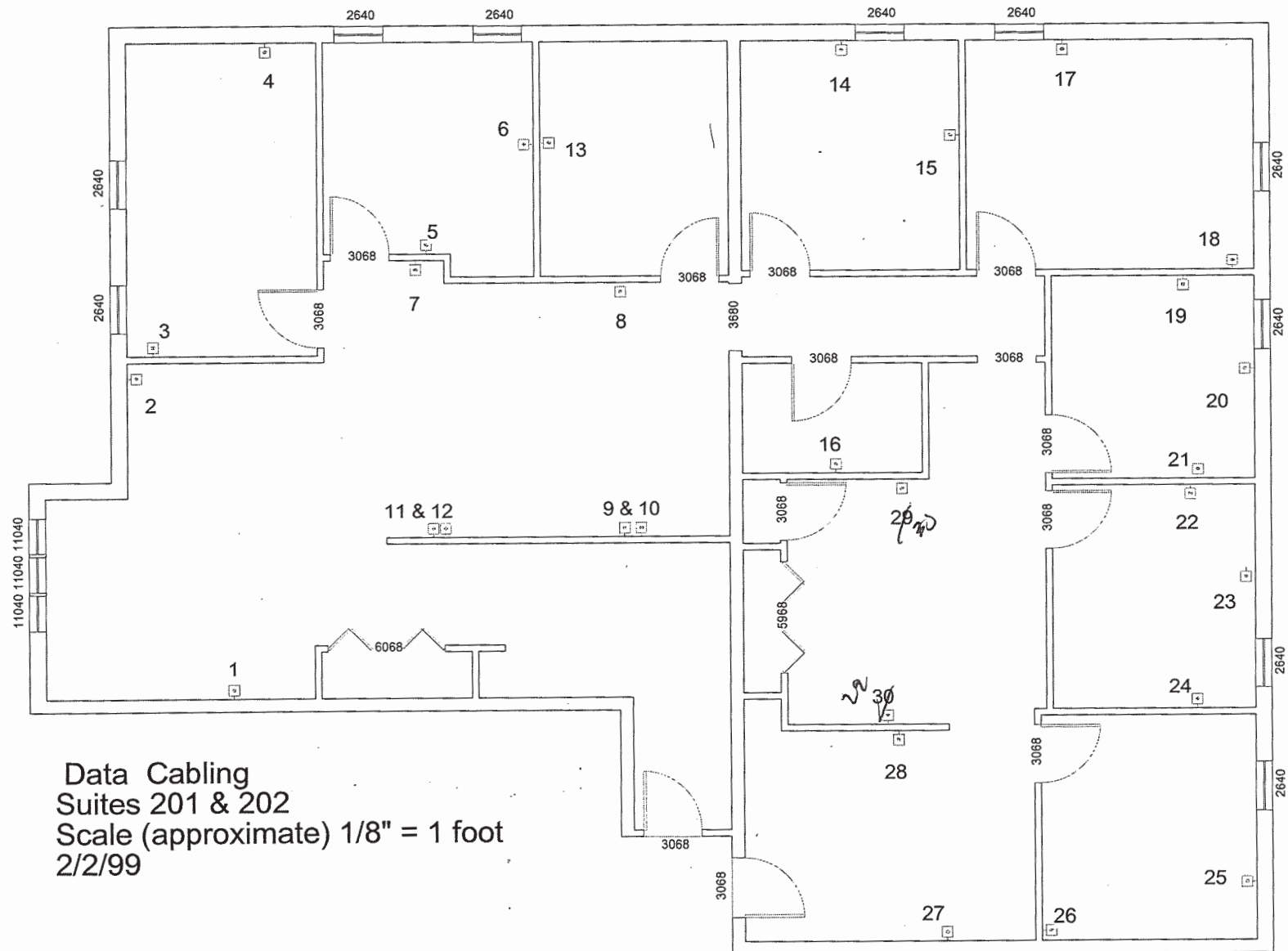
TRAFFIC COUNTS - 2024

* Roosevelt Road - 24,515 VPD

* 25th Ave S - 5,812 VPD



FLOOR PLAN



INTERIOR



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