



COMMERCIAL REALTY SOLUTIONS

For Sale
Multi-Family
Property



ST. CLOUD

4-Plex Multi-Family Property

 0.24 Acres Building Size: 3,328/sf
402 33rd Avenue North, St. Cloud, MN 56303

 **Sales Price: \$399,000.00**



Eric O'Brien, Broker

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Located on 33rd Ave N



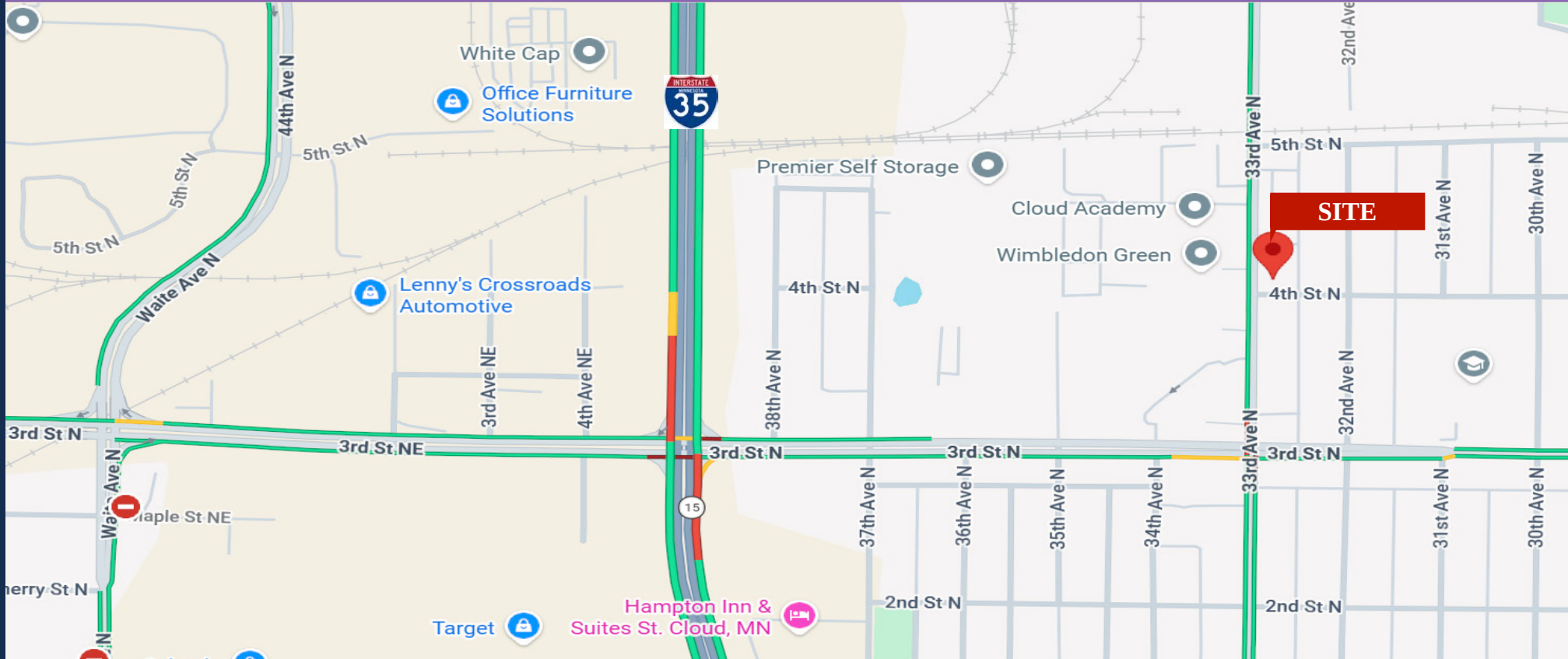
One Block North of 3rd St N



Six Blocks East of
US Hwy 15



Property Contains
Four (4) Apartment Units



PROPERTY LOCATION

- * Located on 33rd Avenue N
- * One (1) Block North of 3rd St N
- * Six (6) Blocks East of US Hwy 15
- * Businesses in the Area:
Boys & Girls Club, New York Gyro, Fabiola Coffee, Salaama, Casariya Cafe, Cloud Academy, Short Stop Catering and more.

TRAFFIC COUNTS - 2025

* 33rd Ave N - 7,916 VPD

* 4th St N - 648 VPD



PROPERTY OVERVIEW

402 33rd Ave N, St. Cloud, MN

Sales Price
\$399,000.00

Bank Owned Foreclosure

Lot Size	0.24 Acres
Building Size	3,328/sf
County	Stearns
PID/2026 Taxes	82.45753.0000 / \$8,804.00
Zoned	R-5 General Multi-Family
Building Tenant	Multi-Tenant (100% Vacant)
Year Built	1967
No. Floors	Two (2)



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

INTERIOR - Apartment 1



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INTERIOR - Apartment 2



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INTERIOR - Apartment 3



BUILDING INFORMATION

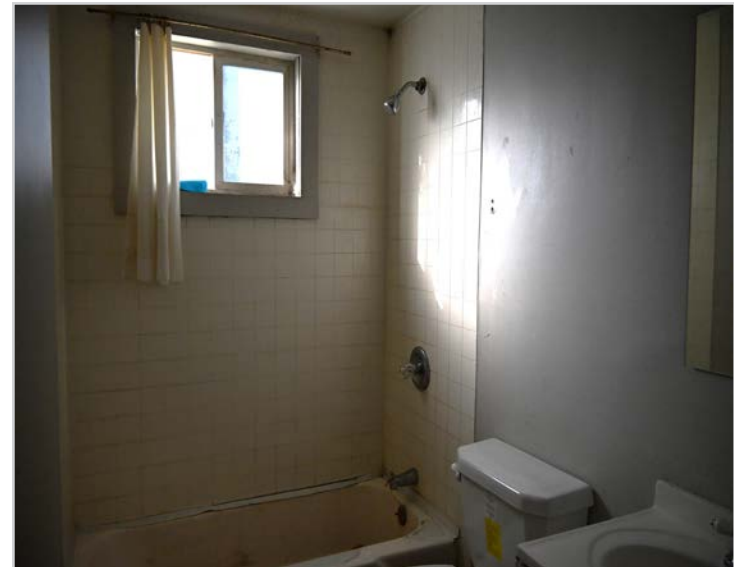
- * Four (4) Apartment Units
- * Two (2) Basement Level and Two (2) 2nd Floor Units within 3,328/sf Building
- * Detached Garage Building with 1,325/sf with Four (4) Private Stalls with Overhead Doors and One (1) Landlord Storage Area
- * HVAC: Forced Air Furnace
- * Electrical: 280V

Parking:

- * Three (3) Off Street Surface Stalls
- * Four (4) Garage Stalls

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INTERIOR - Apartment 4



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EXTERIOR



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