



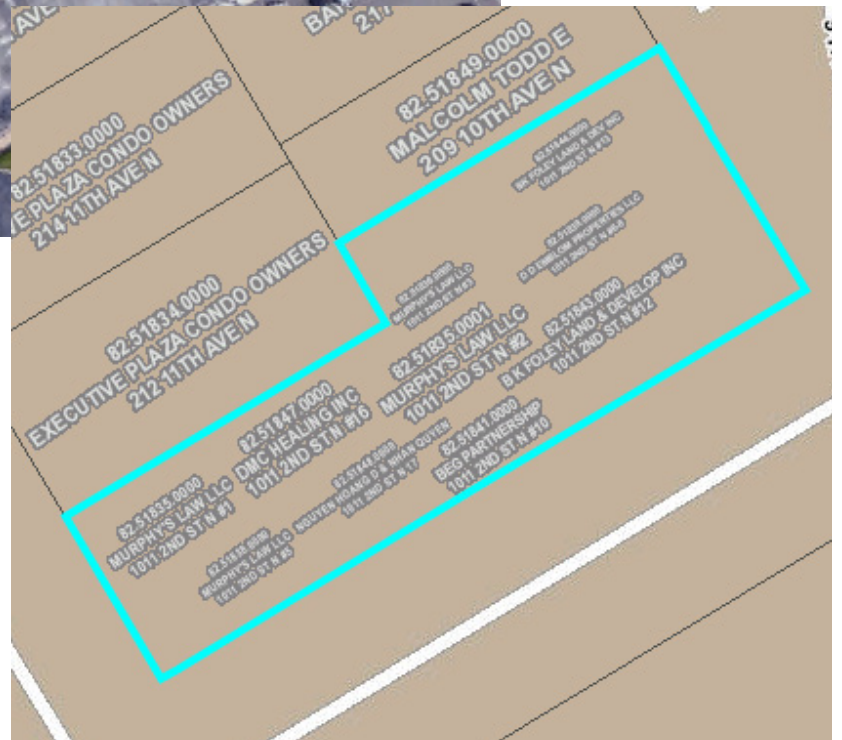
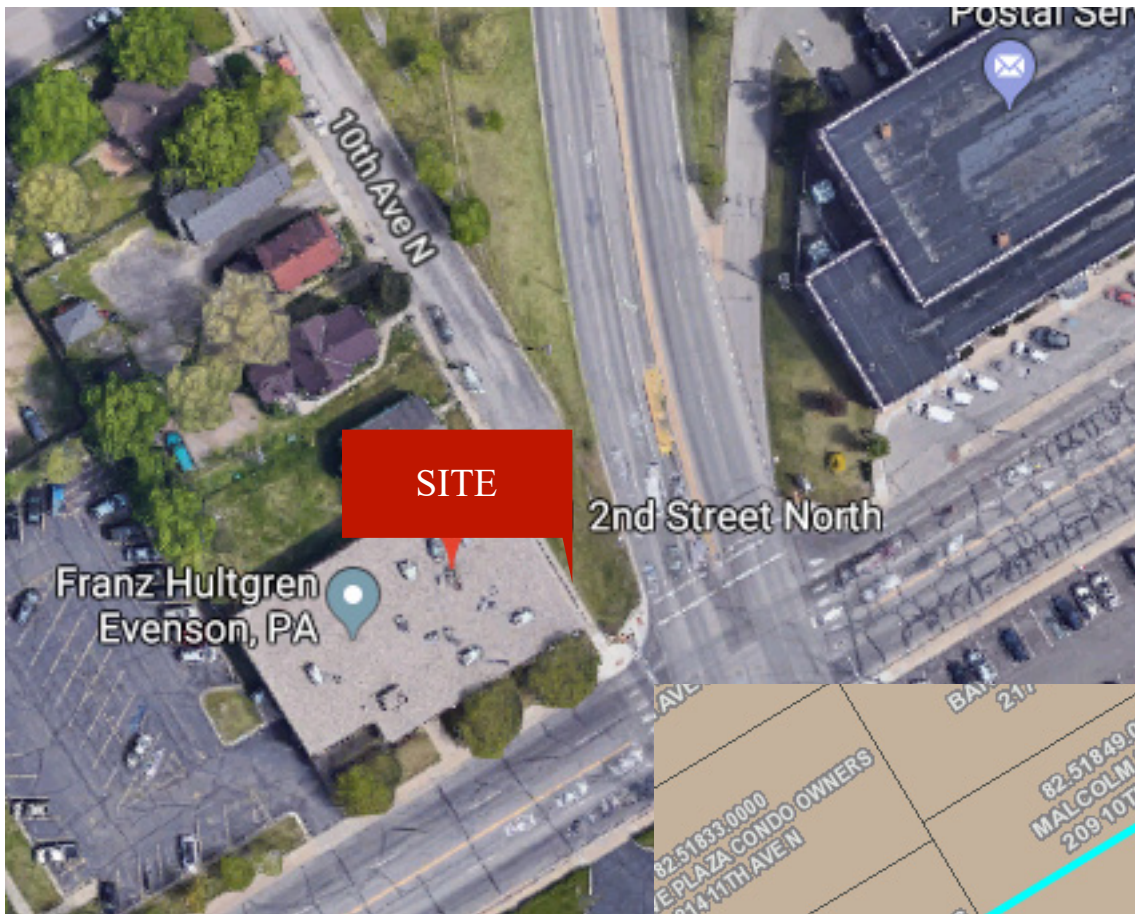
**OFFICE CONDO FOR SALE IN EXECUTIVE PLAZA
DOWNTOWN ST. CLOUD
OFF STREET PARKING**

PROPERTY INFORMATION

- * Sales Price **\$132,900.00 (\$84.38/psf)**
- * Condo/Suite 1,575/sf
- * Stearns County PID 82.51838.0000
- * 2021 Taxes: \$2,264.00
- * Zoning: PUD35 Planned Unit Development
- * Businesses in the Area Include:
USPS, Tri-County Title, Daniel Funeral Home,
Franz Hultgren Evenson PA,
St. Cloud Family Dentistry, St. Cloud City &
County Employee Credit Union and more . . .



**Contact:
ERIC O'BRIEN
(320) 406-3910
EObrien@crs-mn.com**



TRAFFIC COUNTS - 2018

- * 10th Ave North - 15,300 VPD
- * 2nd Street North - 8,200 VPD

PROPERTY INFORMATION

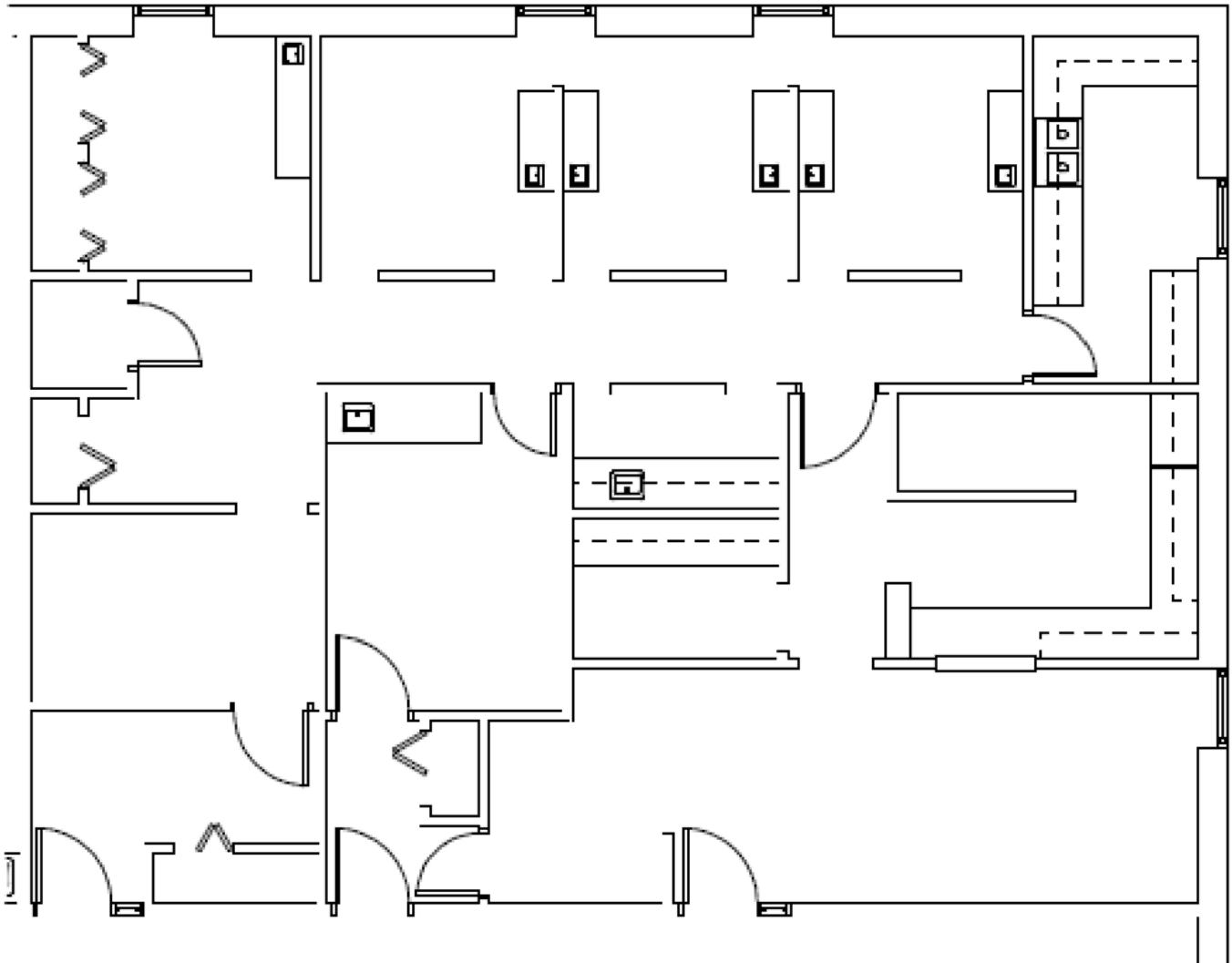
- * St. Cloud is located 66 miles from Minneapolis along I-94
- * Convenient location North of Division
- * Corner of 2nd Street N & 9th Street N
- * West of the Mississippi River
- * Located near City offices, shopping and services

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COMMERCIAL REALTY SOLUTIONS

For Sale Office Condo 1011 2nd Street N, Ste 203, St. Cloud 56303



- * Good size waiting area
- * Large reception desk
- * Conveniently located work spaces
- * Layout ideal for any office type

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BUILDING INFORMATION

- * 1,575/sf Professional Office Space, Currently set up for dental.
- * Dental - 3 exam stations, lab (2), private office, reception/waiting area.
- * Can be converted to general office.
Commercial Contractor Plans Available Upon Request.

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