



COMMERCIAL REALTY SOLUTIONS

For Lease
High Traffic Corner
Ground Lease
Opportunity



ST CLOUD COMMERCIAL/RETAIL/OFFICE

Building: 308/sf (0.36 Acre - Corner Lot)

1715 1st Street South, St. Cloud, MN 56301

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PROPERTY LOCATION

- * Well Positioned Corner Lot
- * Frontage on W. Division St & Washington Memorial Drive
- * 2.5 Miles East of Hwy 15
- * 1 Mile from Downtown St. Cloud
- * Businesses in Area Include:
 Quinlivan & Hughes Law Office, Tumble Fresh Laundry,
 First Fuel Bank, Advanced Repair and others.

TRAFFIC COUNTS - 2023

- * W Division St - 35,594 VPD
- * Washington Memorial Dr - 5,400 VPD



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PROPERTY OVERVIEW

Lease Rate

\$2,500.00/psf NNN

Building Size	308/sf
Lot Size	.36 Acres
Built	1993
Stearns County	PID 82.48641.0000 PID 82.48639.0000 PID 82.48639.0005
Total Taxes 2024	\$4,236.00
Zoned	C-4 Fringe Central Business District



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INTERIOR



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EXTERIOR



Pylon Sign Available as Part of Lease



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