

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



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

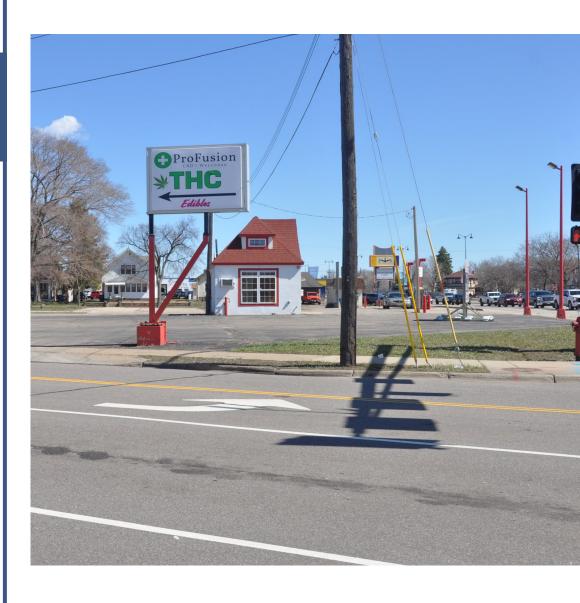
Total Taxes 2024

\$4,236.00

Zoned

C-4 Fringe Central Business

District



INTERIOR



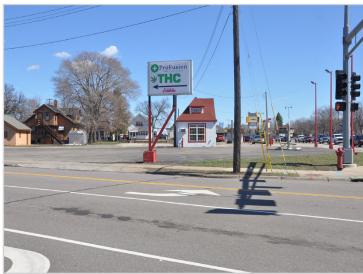






EXTERIOR





Pylon Sign Available as Part of Lease

