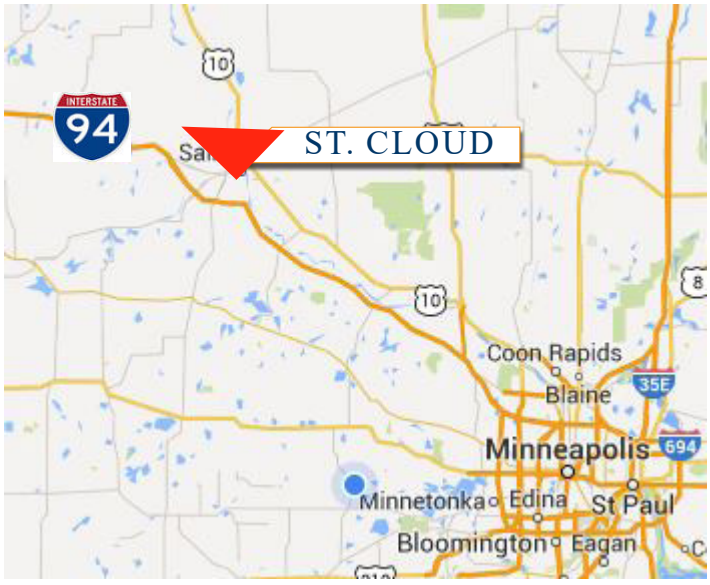
COMMERCIAL REALTY SOLUTIONS

For Sale
Industrial Building/Storage Units
539 27th Ave N, St. Cloud 56303

PROPERTY INFORMATION

* Sales Price **$675,000.00**
  (Contract For Deed Requirement)
* Building 7,960/sf
* Lot is 1.07 Acres
* 13 Storage Units (Great Income Potential)
  (11) 215/sf with 9' Door
  (2) 110/sf with 3 1/2' Door
* Stearns County PID 82.45249.0021
* 2022 Taxes $8.520.00
* Zoned: I2-General Industrial District
* 50 Parking Spaces
* Businesses in the Area Include:
  Sok's Rapid Car Wash, Joel's Mower Service, Digital Printing Plus, Yellow Cab, Renneberg Hardwoods, Northstar Tire and Tube, Granite Electronics, Mr. O's Service and Repair, North Village Tax and Accounting, Digital Majik Computer Clinic Computer Store



Contact:
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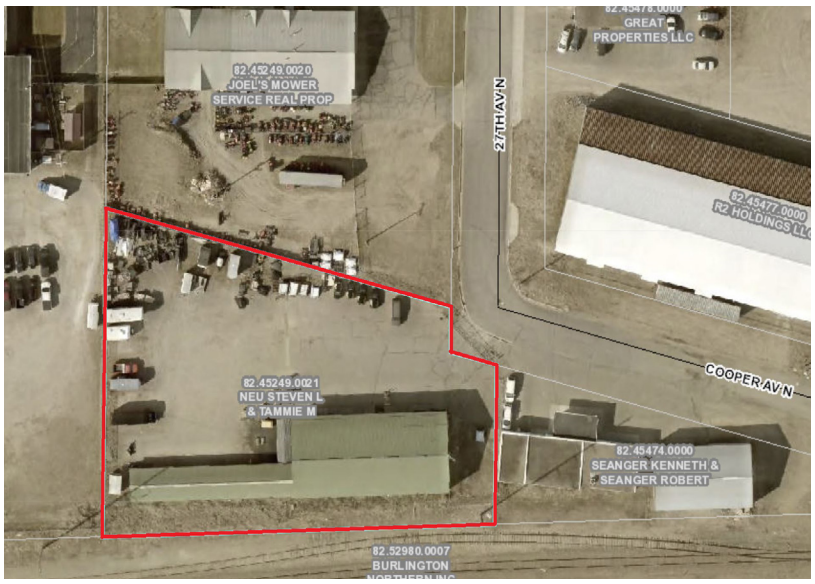
LOCATION INFORMATION

* Easy Access to US Highway 10
* Right off of 25th Avenue North
* Borders Railroad Tracks to South



TRAFFIC COUNTS - 2021

* 25th Avenue - 10,200 VPD
* 7th Street - 2,700 VPD

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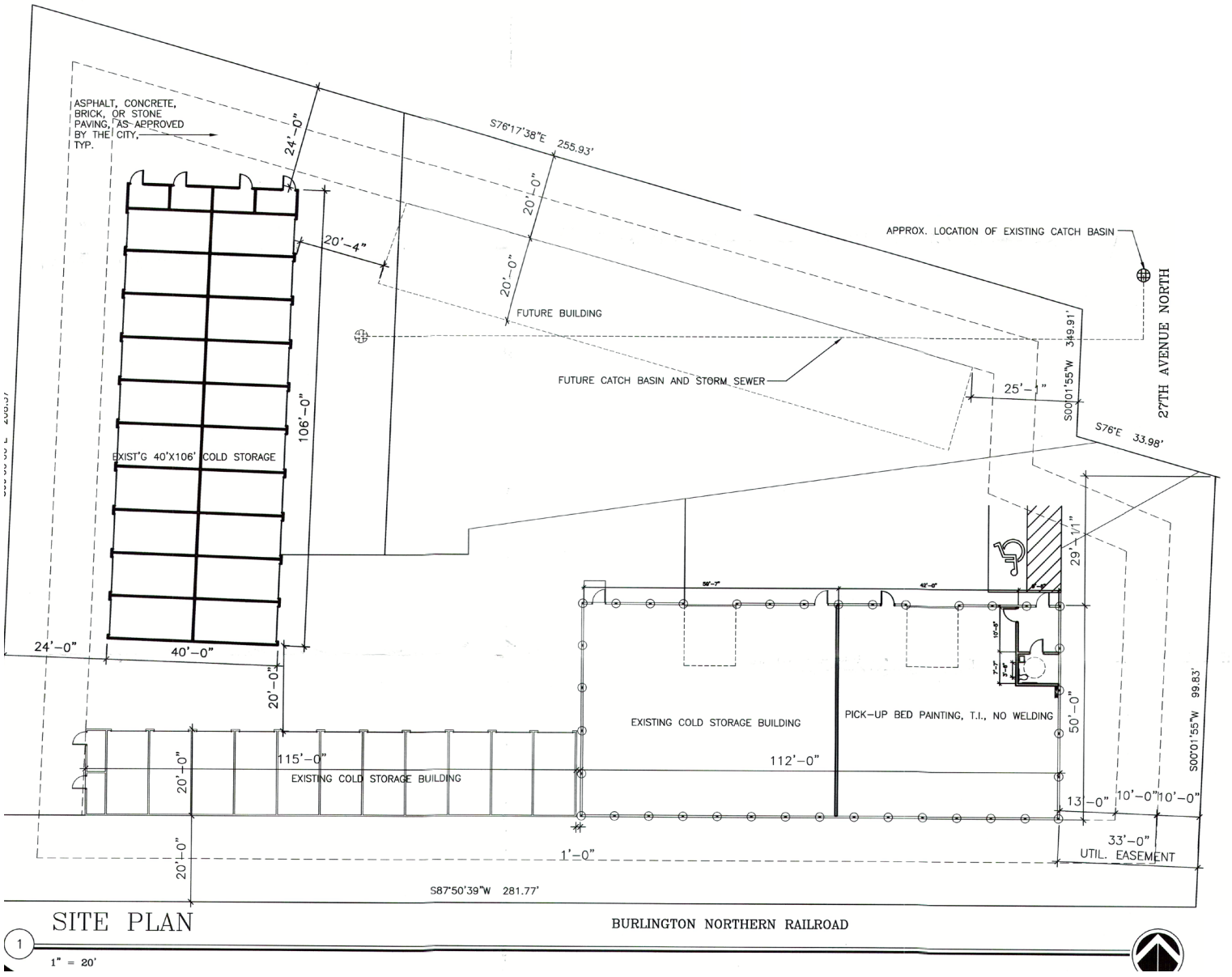

Site Plan

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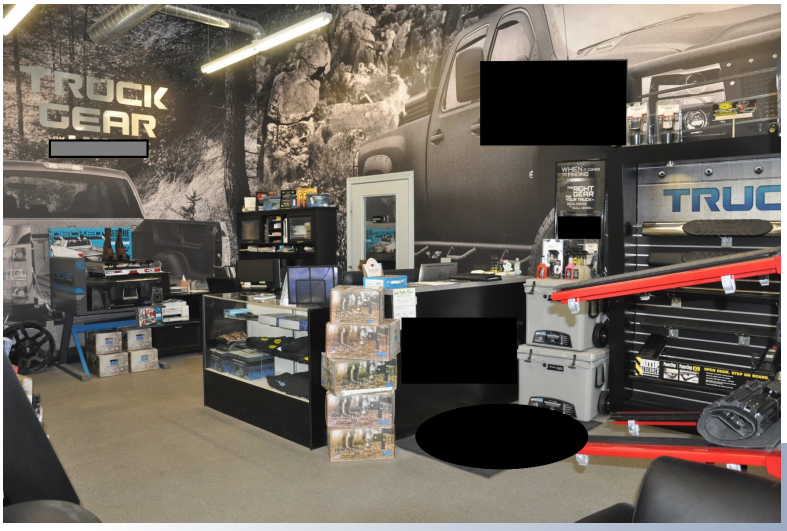

Front Office/Reception/Showroom Area

Shop Area

PROPERTY INFORMATION

* Front Office Area (828/sf)
* Unisex Restroom
* Front Mop Sink/Utility Room
* (2) Electrical Panels

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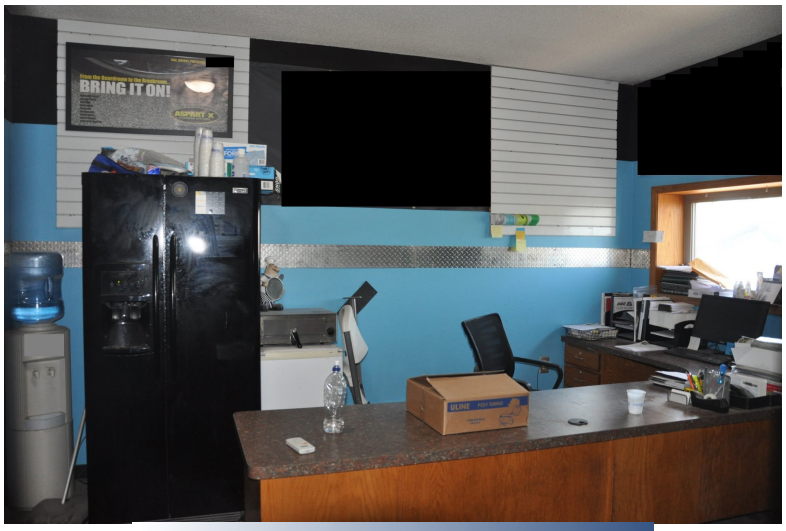

Shop Office

PROPERTY INFORMATION

* Shop Office (288/sf)
* Unisex Restroom (with shower)
* Three Overhead Doors (Drive-In)
  (2) 14' x 14'
  (1) 12' x 14'
* Clear Height 15'
* Piped Air Throughout

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STORAGE INFORMATION

* (13) Storage Units
  (11) 215/SF
  (2) 110/SF
* Lighted Storage Units
* Metal Roofing
* Area Secured by Chain Link Fence
* Gated Entrance
* Note: Storage Units currently vacant

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