



COMMERCIAL REALTY SOLUTIONS

11.30%  
Cap Rate



PRICE REDUCTION  
\$1,995,000.00 (\$11.82/psf)

## FORMER HERBERGER'S RETAIL CENTER

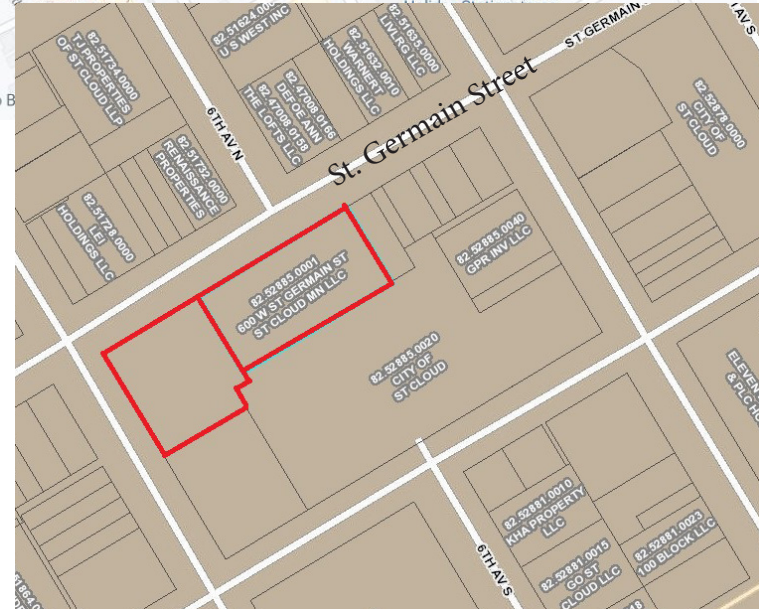
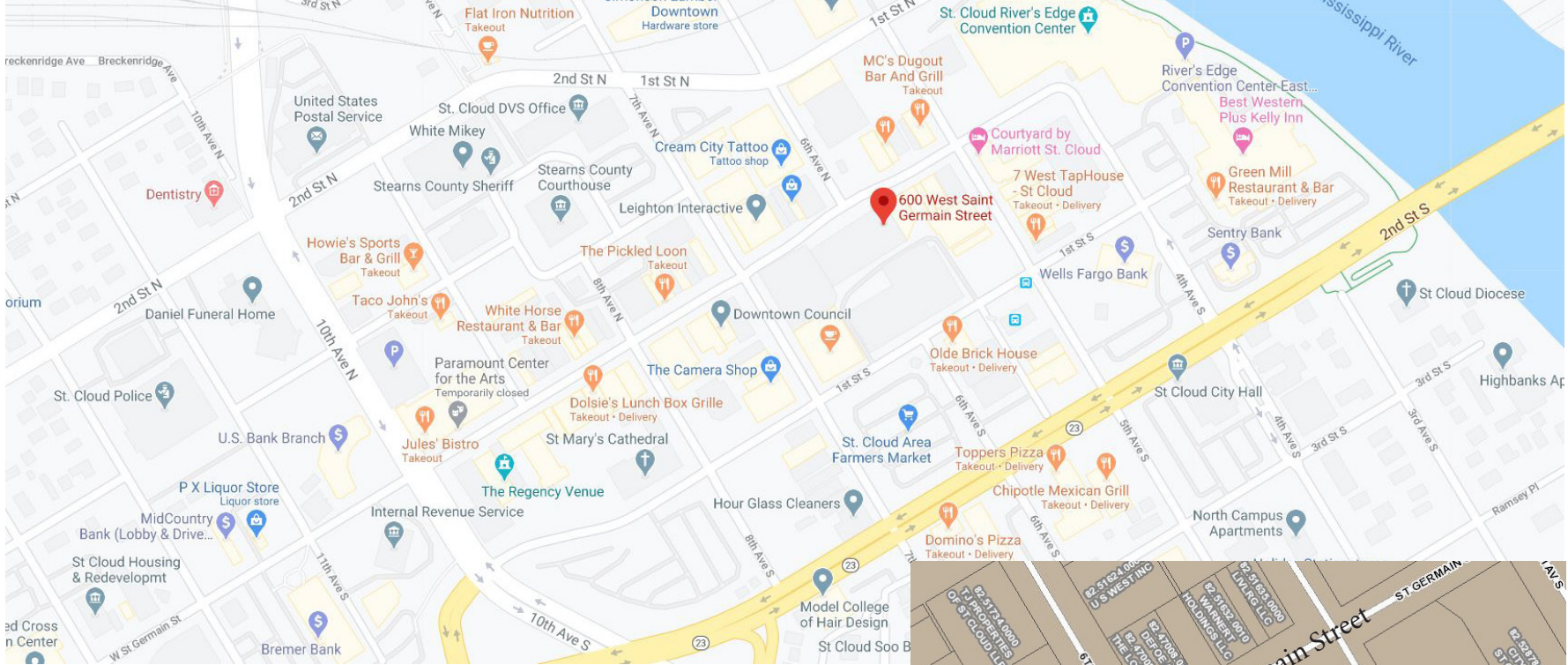
**168,768 total sf** (two floors plus basement, 1.33 acres)

600-660 W Saint Germain St, St. Cloud, MN 56301

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## PROPERTY LOCATION

In Historic Downtown St. Cloud

North of Division Street

One Block from River's Edge Convention Center

Adjacent to Multi-Level Public Parking Ramp

Near Courtyard by Marriott Hotel

### TRAFFIC COUNTS - 2023

\* 5th Avenue S - 4,550 VPD

\* W. St. Germain - 3,900 VPD

\* Highway 23/Division St - 33,000 VPD

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# PROPERTY OVERVIEW

Sale Price

Reduced to \$1,995,000.00

Operating Expense	\$2.80/psf
Building Size	168,768
Land Size	1.33 Acres
County	Stearns
PID's	82.52885.0001/82.52885.0065
Taxes 2024	\$112,604.00 (\$0.67/psf)
Zoned	C-3 Central Business District
Year Built	1985
Lease Rate	\$10.00/psf NNN
Lease in Place	55,571/sf thru August 2028



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# PROPERTY HIGHLIGHTS

## Tenant: Midland Credit Management (Encore)

Lease Term: July 31, 2028

'24 NOI ('23 Actual Exp.) - \$225,701.00 (11.30% Cap Rate)

## 168,768 Square Feet

55,697 sf Second Floor

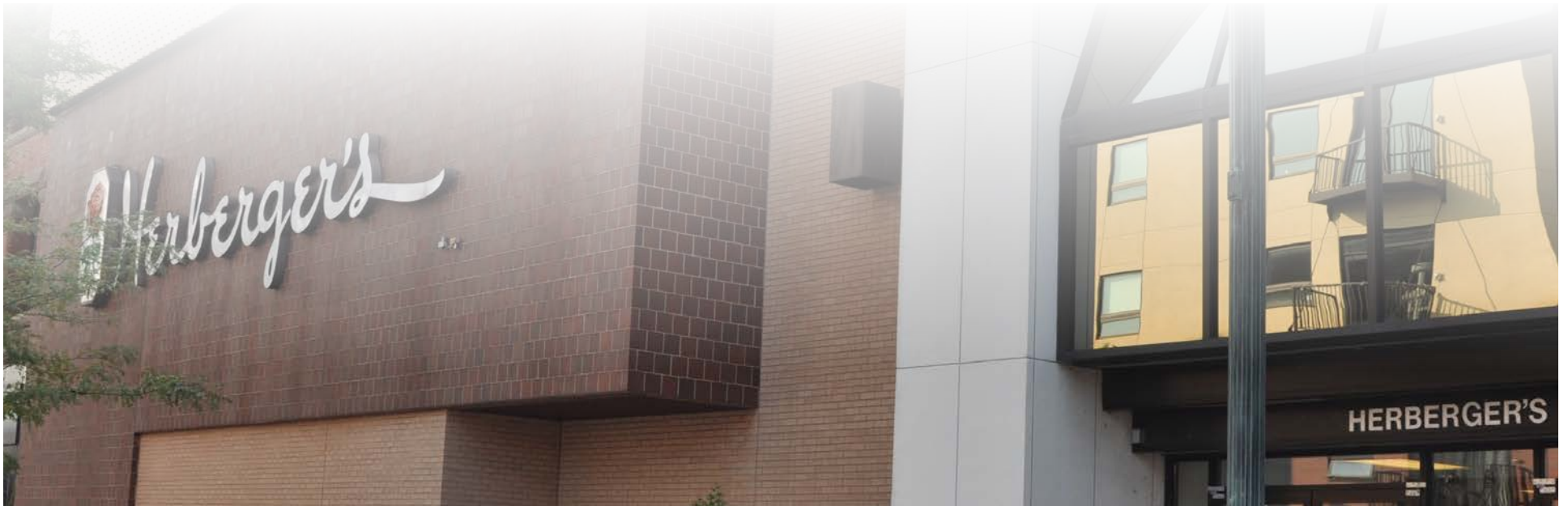
55,697 sf Ground Floor

55,697 sf Lower Level

## Downtown Core Business District

Well-positioned on corner of 7th Avenue N. and W. St. Germain Street  
Population 196,400

- Force Air Furnace & A/C
- Two (2) Elevators: Major Upgrades Completed in 2023
- Electrical: 280v
- Interior Sprinkler: Yes
- Clear Height: 10'
- Multi-Tenant Building - Formerly Herberger's Building in downtown
- Parking Spaces: Parking Garage Adjacent to Building



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# ADDITIONAL SALIENT DETAILS

\* The City of St. Cloud has prioritized Downtown Revitalization; Resources Available to Assist Projects.

- Contact Agent for further details.

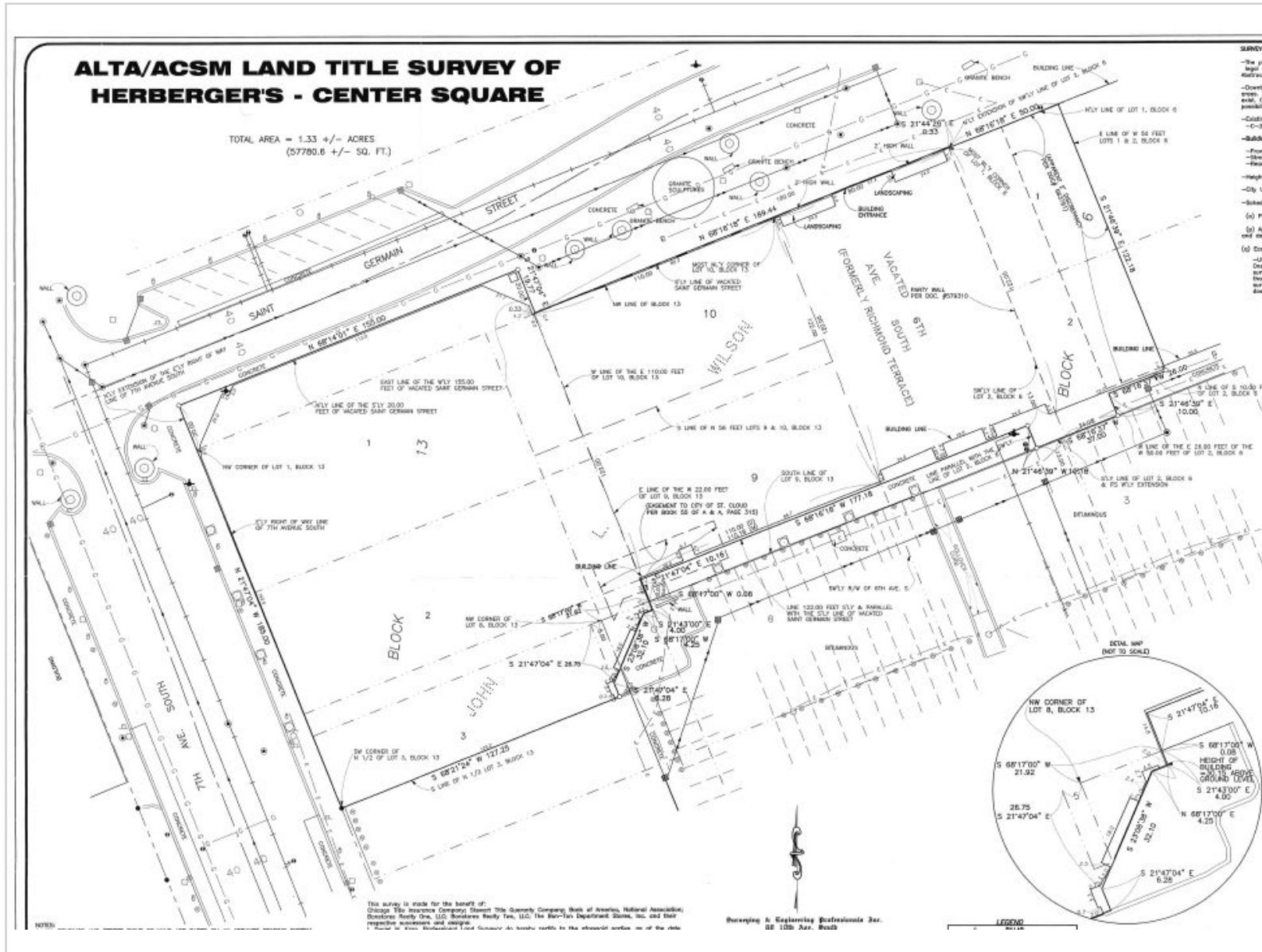
\* Strong focus and support from Great St. Cloud Development Corporation and St. Cloud Downtown Alliance.

\* Major Tenant/User has expressed interest in leasing the majority of the vacancy for an Indoor Amusement Center.

- Draft of LOI is pending and can be transferred to the Buyer.

# SURVEY

Additional site plan/floor plans available upon request.



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# INTERIOR - Current Tenant



# INTERIOR - Current Tenant



Cubicle Furniture from Previous Tenant.





# INTERIOR - Former Herberger's Space



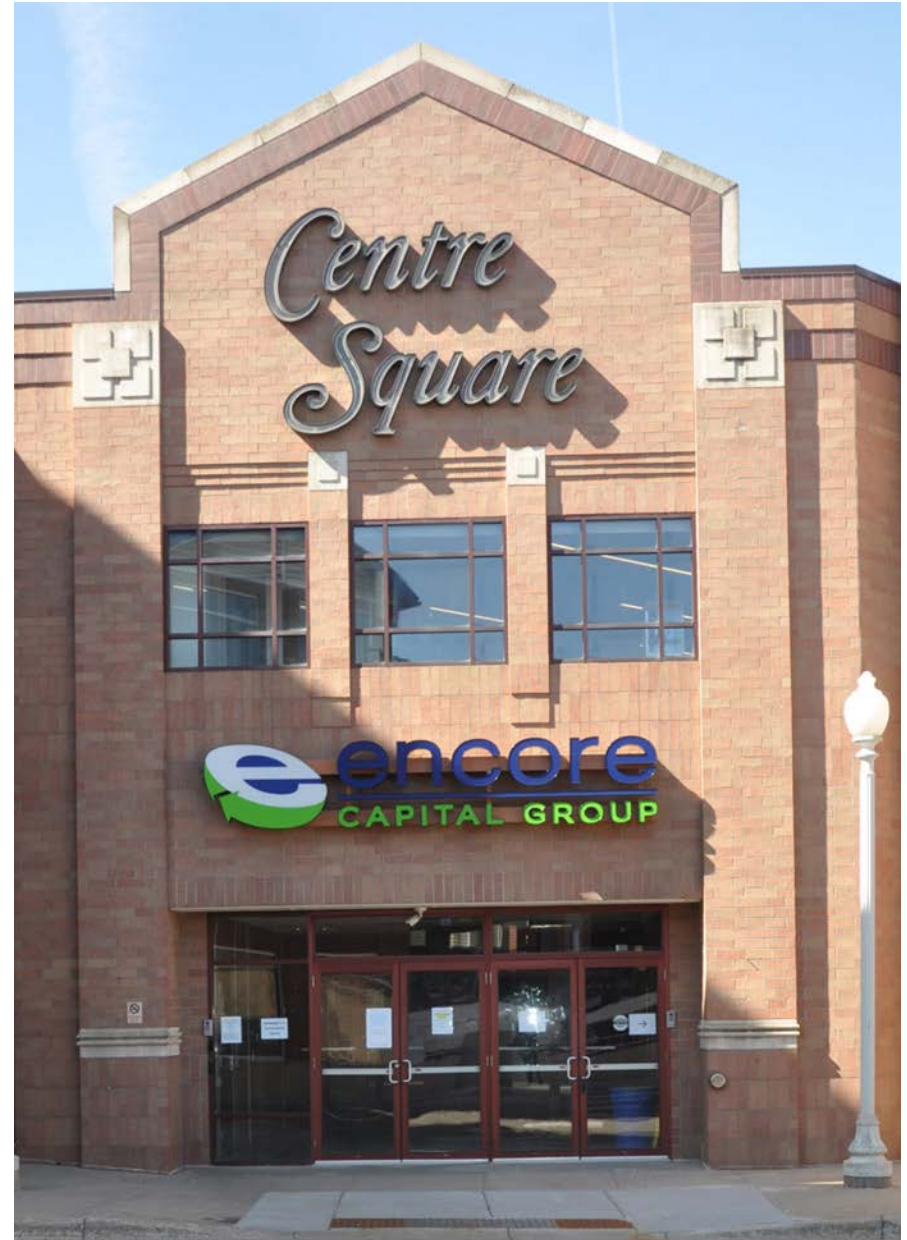
# INTERIOR - Former Herberger's Space



# INTERIOR - Former Herberger's Space



# EXTERIOR



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