



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease
Office/Retail
Space



ST. CLOUD

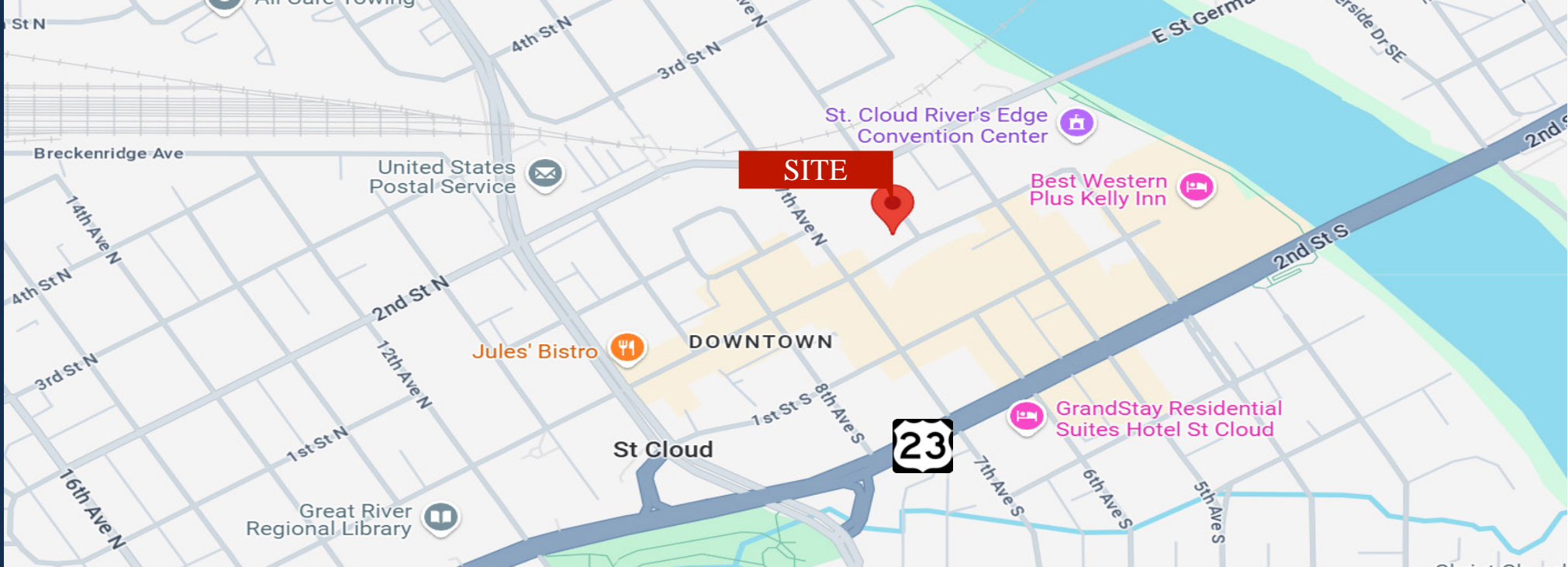
Historic Lahr Building

Sale Price: \$799,900.00 Lease Rate: Negotiable

Building: 20,932/sf Available: 6,750/sf & 7,582/sf

601 W. St. Germain Street, St. Cloud, MN 56301

Eric O'Brien, Broker
612.281.4163
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PROPERTY LOCATION

- * Located in St. Cloud's Historic Downtown Core
- * Two Blocks North of Division Street
- * Two Blocks West of the Mississippi River
- * Businesses in Area Include:
The Lofts Apartments, JLG Architects, Books Revisited,
Midland Credit Management, Seal Dwyer Counseling,
Capital One, Stearns County Government Center and more.

TRAFFIC COUNTS - 2024

- * W. St. Germain St. - 3,900 VPD
- * 6th Avenue North - 3,100 VPD



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PROPERTY OVERVIEW

Sale Price
\$799,900.00

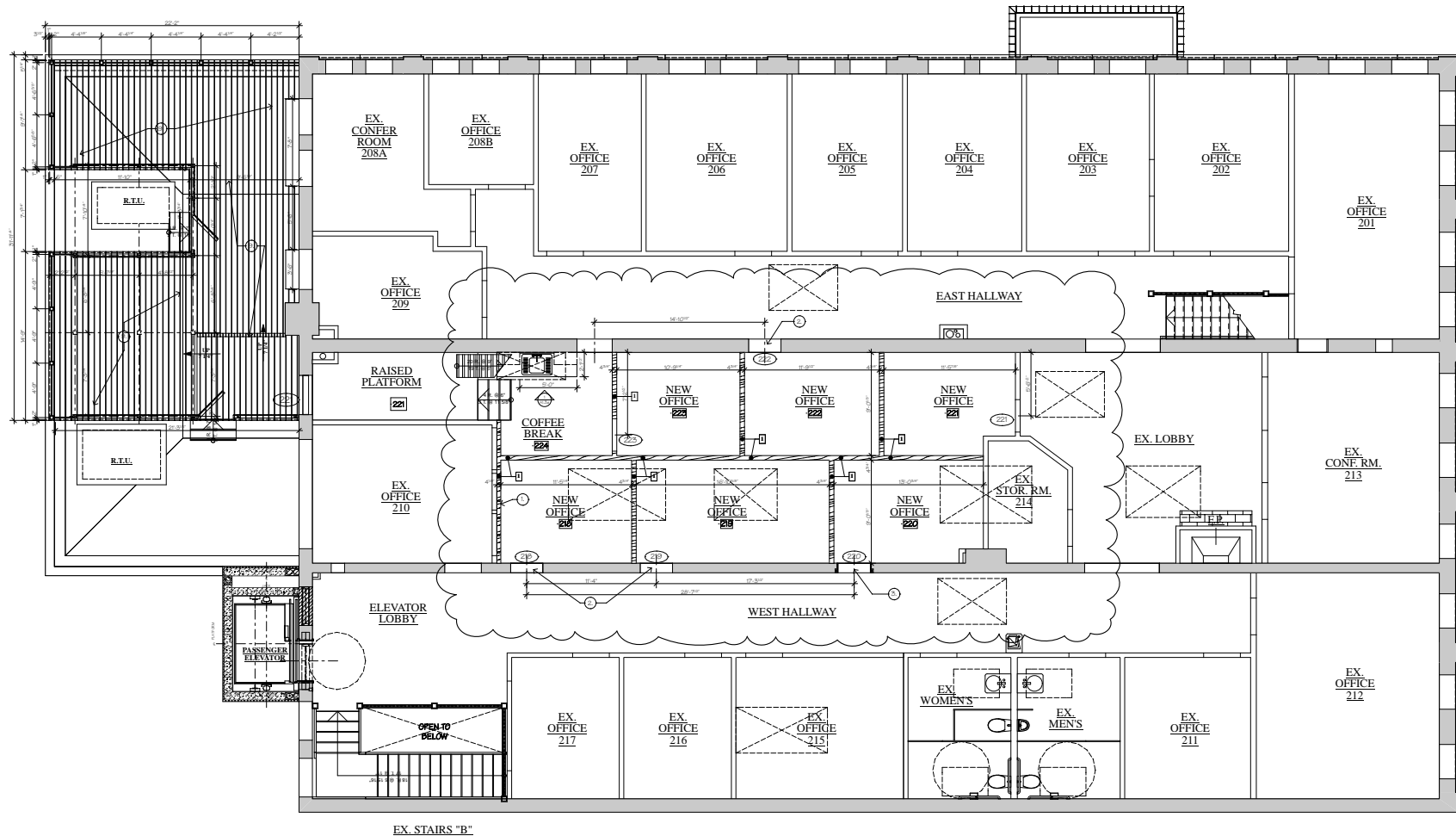
Lease Rate
Negotiable NNN

Building Size	20,932/sf Main Level - 7,582/sf (Available) Upper Level - 6,600/sf Finished Lower Level - 6,750/sf (Available)
County	Stearns
PID	82.51732.0000
Taxes 2025	\$21,642.00
Zoning	C-3 Central Business District
Floors	Three (3)
Year Built	1887



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FLOOR PLAN - Second Floor



TENANT INFORMATION

Seal Dwyer Counseling is a tenant on the Second Floor and desires to remain. However, they would vacate if required as part of the sale. They have expressed a desire to expand into the Basement Office Space when that tenant vacates in June 2025.

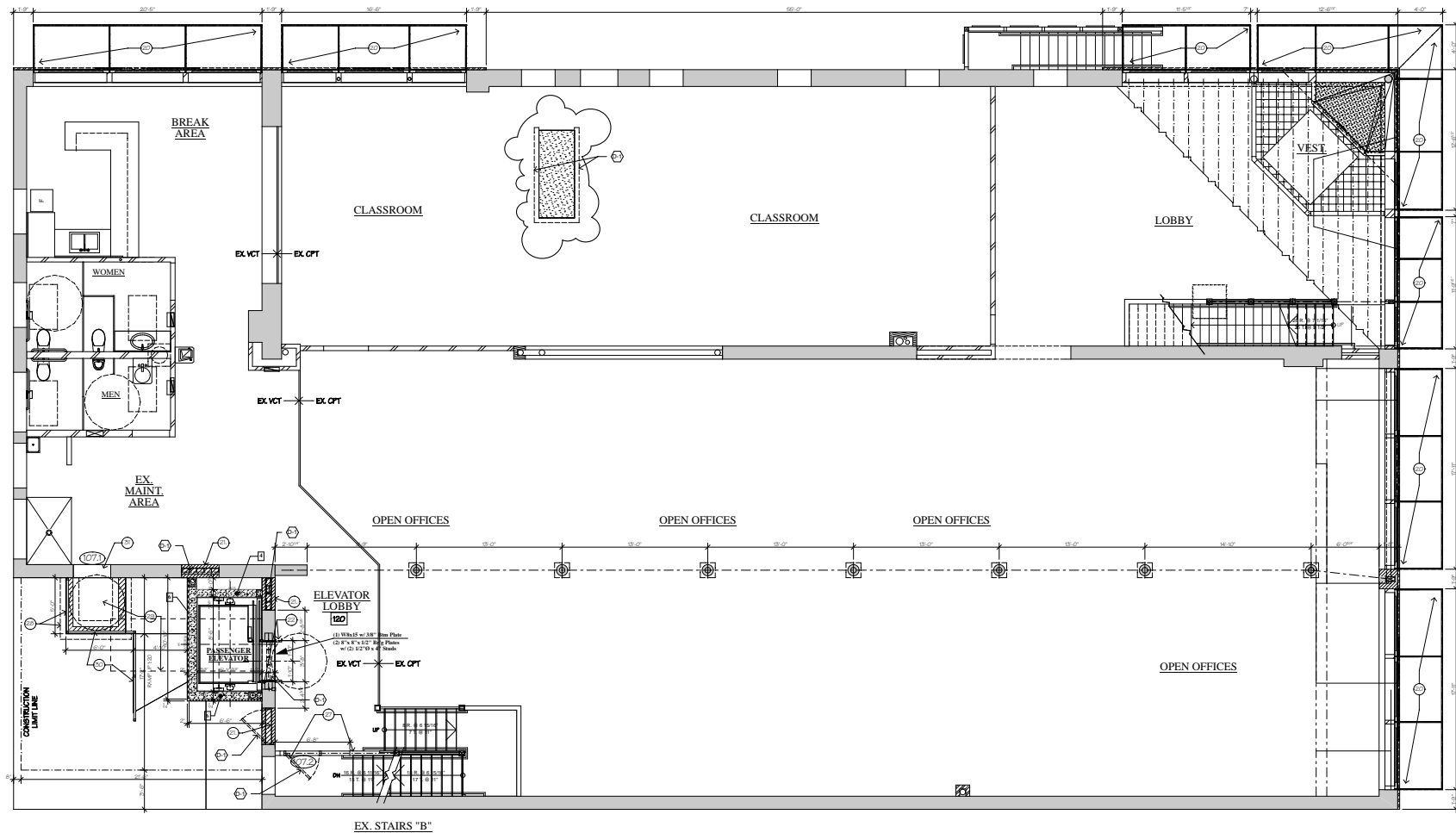
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INTERIOR - Second Floor



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FLOOR PLAN - Main Level (Availabe)



BUILDING AMENITIES

- * HVAC: Forced Air Furnace (Heat & A/C)
- * Electrical: 280V
- * Elevator: Yes
- * Wet Interior Sprinkler System

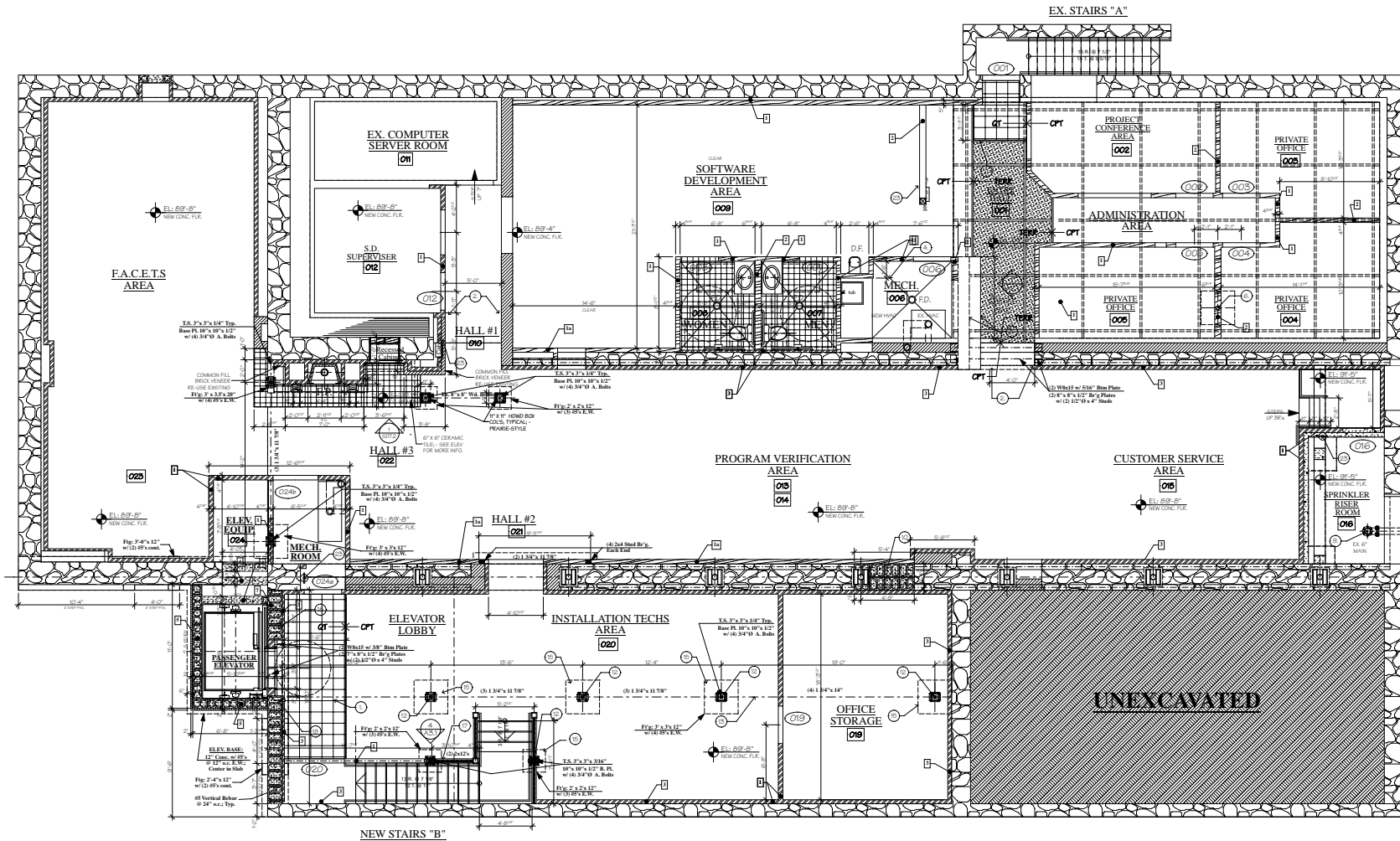
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INTERIOR - Main Level



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FLOOR PLAN - Basement (Available)



TENANT INFORMATION

Great River Children's Museum has a short term lease in the basement office area until June 30, 2025.

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INTERIOR - Basement



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MISC. PHOTOS



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