

For Sale or Lease | **\$950,000** LEASE RATE
NEGOTIABLE



Centrally Located Medical or Office Suite

- 6,195 square feet available in the 7,734 SF building
- Recently remodeled medical suite, could be converted to office space.
- Desirable Central St. Cloud location
- CAM \$5.97 per square foot (includes Real Estate Taxes)
- Excellent signage opportunity, highly visible from Division Street
- Surrounded by neighboring businesses such as McDonalds, Byerlys, CVS, Pawn America, Caribou Coffee, Walgreens, Starbucks, Panera Bread, Red Lobster and Division Place Shopping Center.
- Well-known heavy trafficked intersection 30,000 ADT per day
- On-site parking
- Property is well-positioned in an extremely dense retail, residential and transportation corridor.
- Tenant is responsible for Utilities and Telecommunications



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Interior Photos



This information has been obtained from the property owner or other sources that we deem reliable. However, neither the owner, nor Granite City Real Estate LLC guarantees the accuracy of such information.