



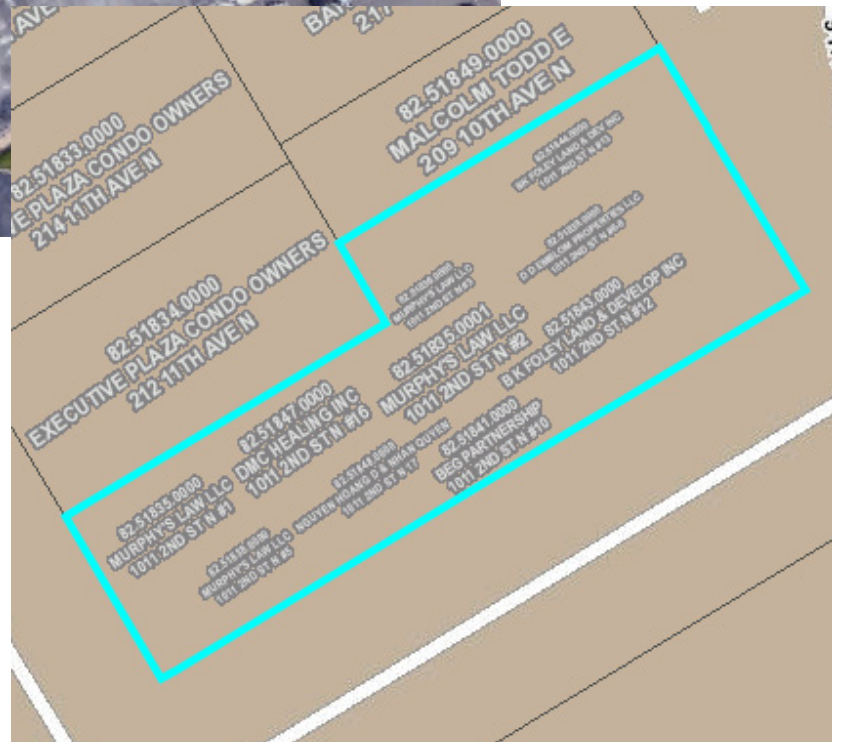
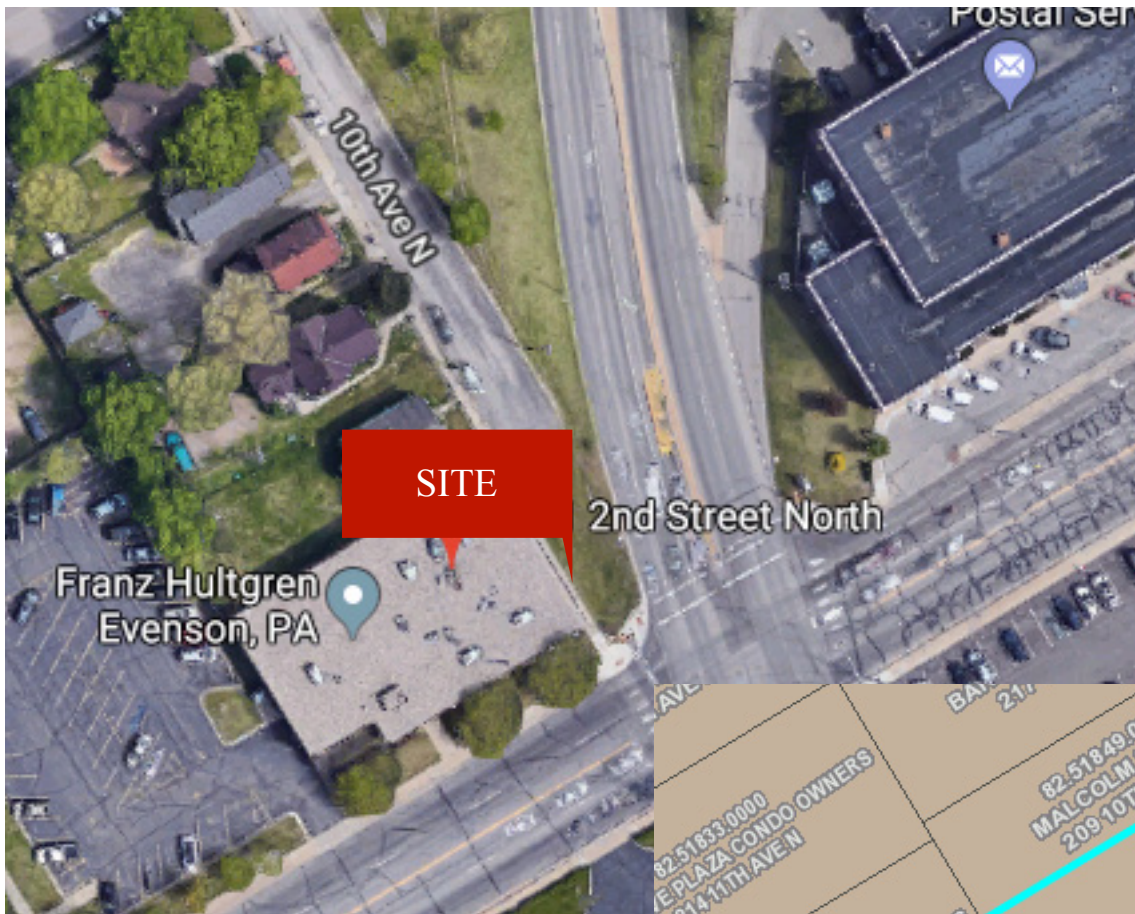
**OFFICE CONDO FOR RENT IN EXECUTIVE PLAZA
DOWNTOWN ST. CLOUD
OFF STREET PARKING**

PROPERTY INFORMATION

- * Sales Price **\$149,900.00**
- * Lease Price **\$13.00/psf - \$15.00/psf NNN**
- * Operating Expense: \$5.00/psf
- * Condo Suite 1,333/sf
- * Stearns County PID 82.51838.0000
- * 2018 Taxes: \$2,392
- * Zoning: PUD35 Planned Unit Development
- * Businesses in the area include:
USPS, Tri-County Title, Daniel Funeral Home,
Franz Hultgren Evenson PA,
St. Cloud Family Dentistry, St. Cloud City &
County Employee Credit Union



Contact:
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TRAFFIC COUNTS - 2017

- * 10th Ave North - 15,300 VPD
- * 2nd Street North - 8,200 VPD

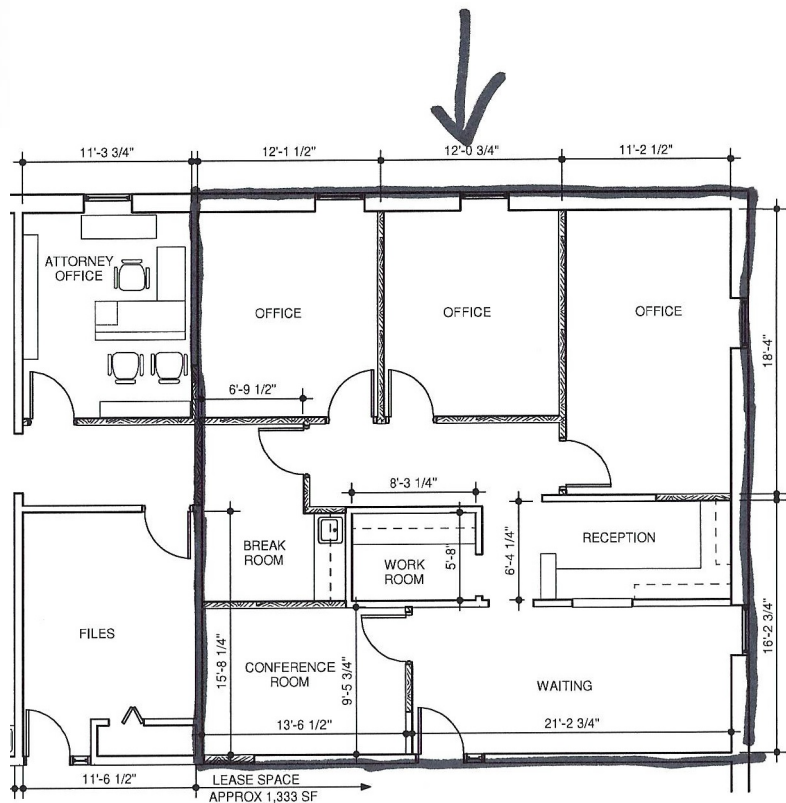
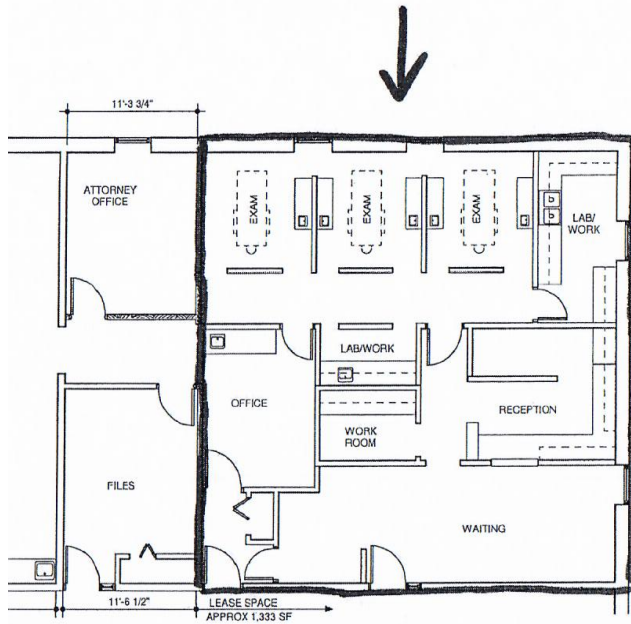
PROPERTY INFORMATION

- * St. Cloud is located 66 miles from Minneapolis along I-94
- * Convenient location North of Division
- * Corner of 2nd Street N & 9th Street N
- * West of the Mississippi River
- * Located near City offices, shopping and services

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- * Good size waiting area
- * Large reception desk
- * Conveniently located work spaces
- * Layout ideal for any office type

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BUILDING INFORMATION

- * 1,333 SF professional office space, currently set up for dental.
- * Dental - 3 exam stations, lab (2), private office, reception/waiting area.
- * Can be converted to general office - 3 private offices, breakroom, conference room, reception/waiting area.

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