



For Lease
Office Condo



ST. CLOUD OFFICE CONDO (2nd Floor)

Lease Rate: \$775.00/Month NNN

606 25th Avenue South, Suite 205
St. Cloud, MN 56301

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PROPERTY OVERVIEW

606 25th Avenue S., St. Cloud, MN

Lease Rate

\$775.00/Month NNN

Operating Expenses: \$200.00/Month

Building Size

23,560/sf

Condo Unit

Suite 205 - 505/sf (Second Floor)

County

Stearns

PID

82.50742.0031

2025 Taxes

\$698.00

Zoned

PUD Planned Unit Development

Year Built

1980

No. Floors

2

Tenant

Multi-Tenant

PROPERTY INFORMATION

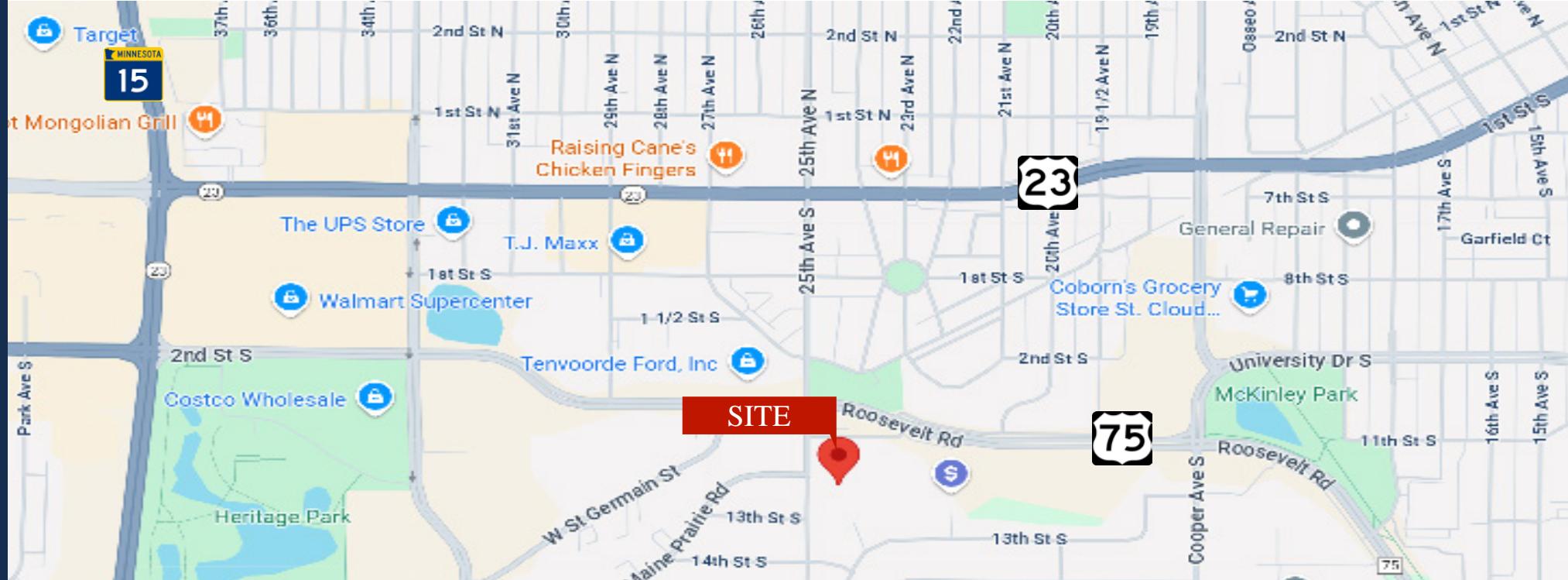
- * Electric Base Board Heat & Forced Air Furnace
- * Electrical: 280V
- * Elevator: Yes
- * Parking Spaces: 90+

Tenant is responsible for:

- * \$775.00/Month Rent
- * \$200.00/Month Association Dues
- * Actual Utilities Monthly



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PROPERTY LOCATION

- * Just South of Roosevelt Road on 25th Ave S.
- * Businesses in the Area:
Tenvoorde Ford, Huntington Bank, Benson Funeral Home, Speedway C-Store, Granite City Tire & Auto and more.

TRAFFIC COUNTS - 2024

- * Roosevelt Road - 24,515 VPD
- * 25th Ave S - 5,812 VPD



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INTERIOR - Suite 205



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EXTERIOR



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