



COMMERCIAL REALTY SOLUTIONS

**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.

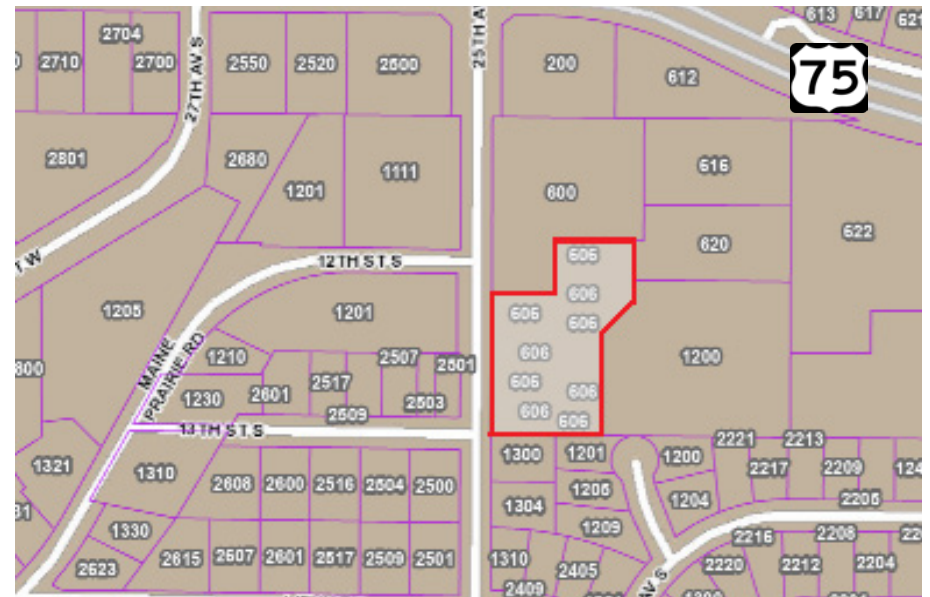
* Businesses in the Area:

Ten Voorde 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



INTERIOR - Suite 205



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EXTERIOR



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