



OFFERING SUMMARY

SALE PRICE:	\$4,199,406
BUILDING SIZE:	23,598 SF
LOT SIZE:	88,216 SF
PRICE / SF:	\$177.96
CAP RATE:	8.25%
NOI:	\$346,451
YEAR BUILT:	2006
RENOVATED:	2024
APN:	92.57044.0927
PARKING RATIO:	5.3/1,000
MNDOT REPORT 2024:	34,977 AADT HWY 15

PROPERTY OVERVIEW

SVN GC Real Estate is proud to present Legacy Park, a 23,598-square-foot Class B office property ideally located near Highway 15 in Sartell, Minnesota. Offering 22,597 rentable square feet, the building is currently 100% leased, providing investors with immediate income and long-term stability. Zoned B3 for Medical and Professional use, Legacy Park was originally built in 2006 and underwent a renovation in 2024, resulting in modern finishes that enhance its appeal. Positioned in a thriving business corridor with excellent accessibility, this property combines a strong occupancy history with a strategic location, making it an exceptional opportunity for investors seeking consistent returns and lasting value in the commercial real estate market.

PROPERTY HIGHLIGHTS

- Building contains 22,597 rentable square feet
- Professionally managed, two tenant building - 100% occupied
- Strong co-tenancy with C.H. Robinson and Westwood Engineering
- Updated and well-maintained
- Located in Regional Medical Arts Campus near CentraCare Health Plaza and University of Minnesota Medical School
- New construction in the Regional Medical Arts Campus includes CentraCare expansion, estimated at \$278.8M, Rayus Radiology, and Medical Arts Dental.



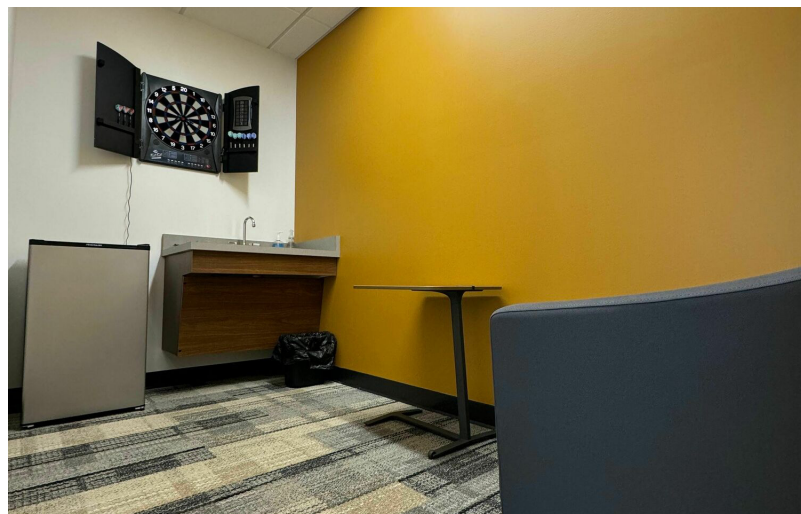
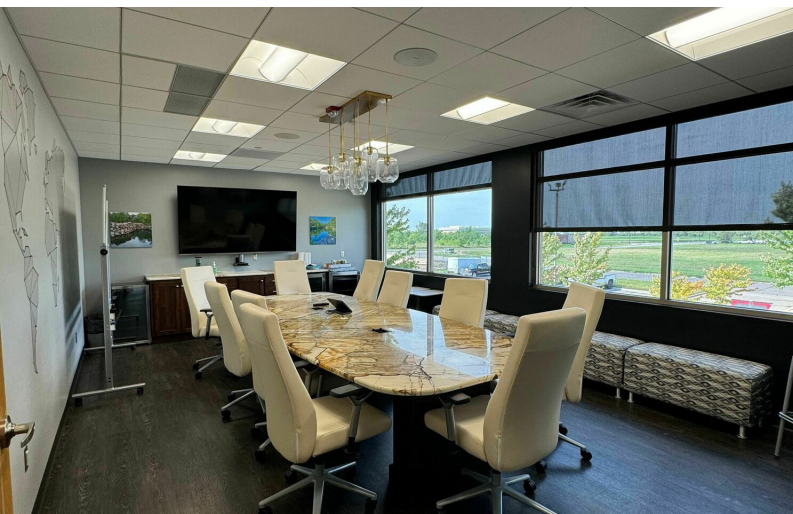
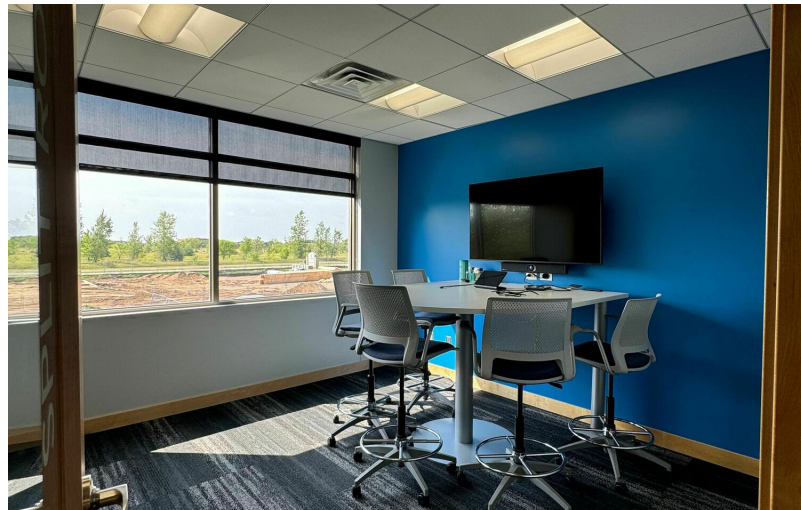
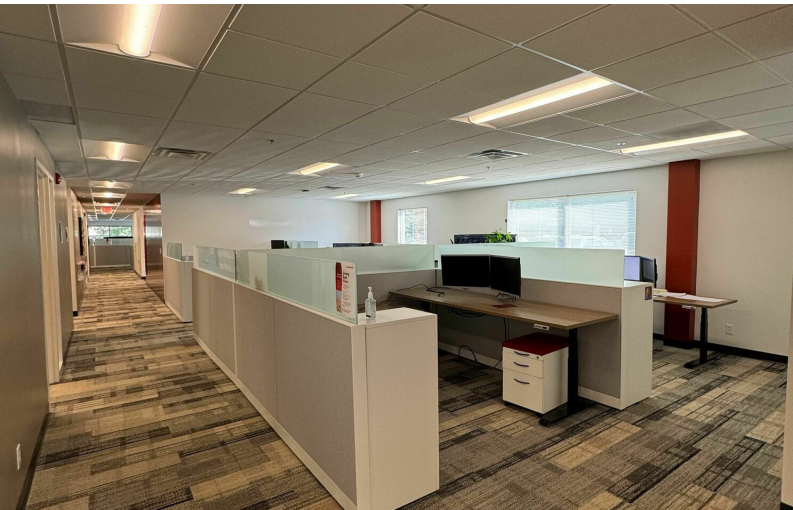
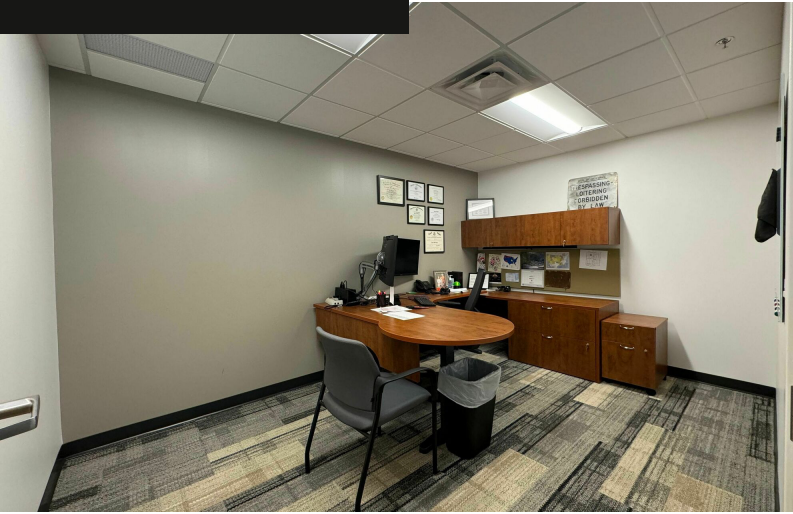
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For Sale

Legacy Park

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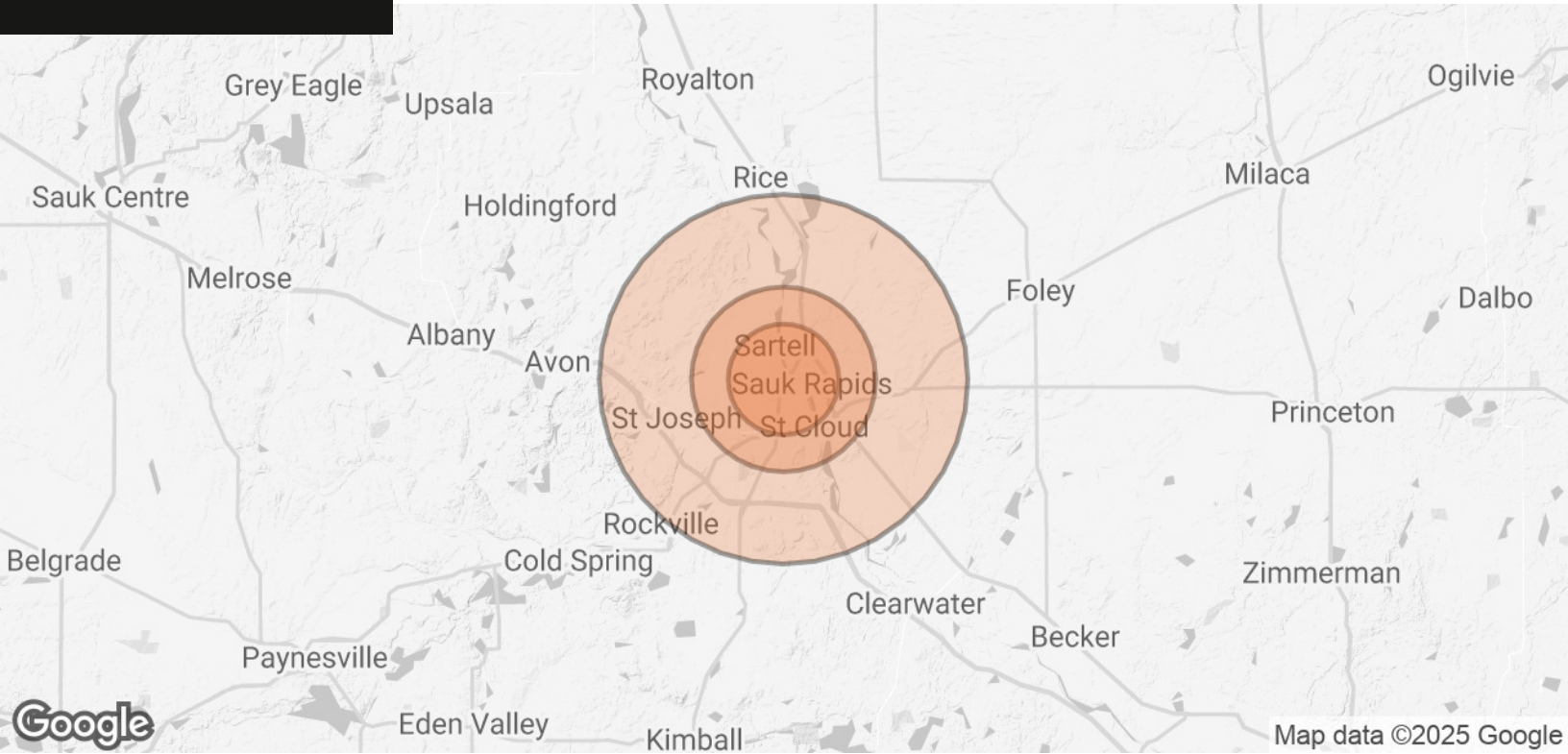




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POPULATION	10 MILES	5 MILES	3 MILES
TOTAL POPULATION	141,304	105,546	55,583
AVERAGE AGE	38	38	40
AVERAGE AGE (MALE)	37	37	39
AVERAGE AGE (FEMALE)	39	38	41
HOUSEHOLDS & INCOME	10 MILES	5 MILES	3 MILES
TOTAL HOUSEHOLDS	54,893	41,977	23,270
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$87,601	\$83,300	\$82,295
AVERAGE HOUSE VALUE	\$282,454	\$261,040	\$245,012

Demographics data derived from AlphaMap



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