



COMMERCIAL REALTY SOLUTIONS

For Sale/For Lease  
Office & Training Space

## ST. CLOUD OFFICE & TRAINING SPACE

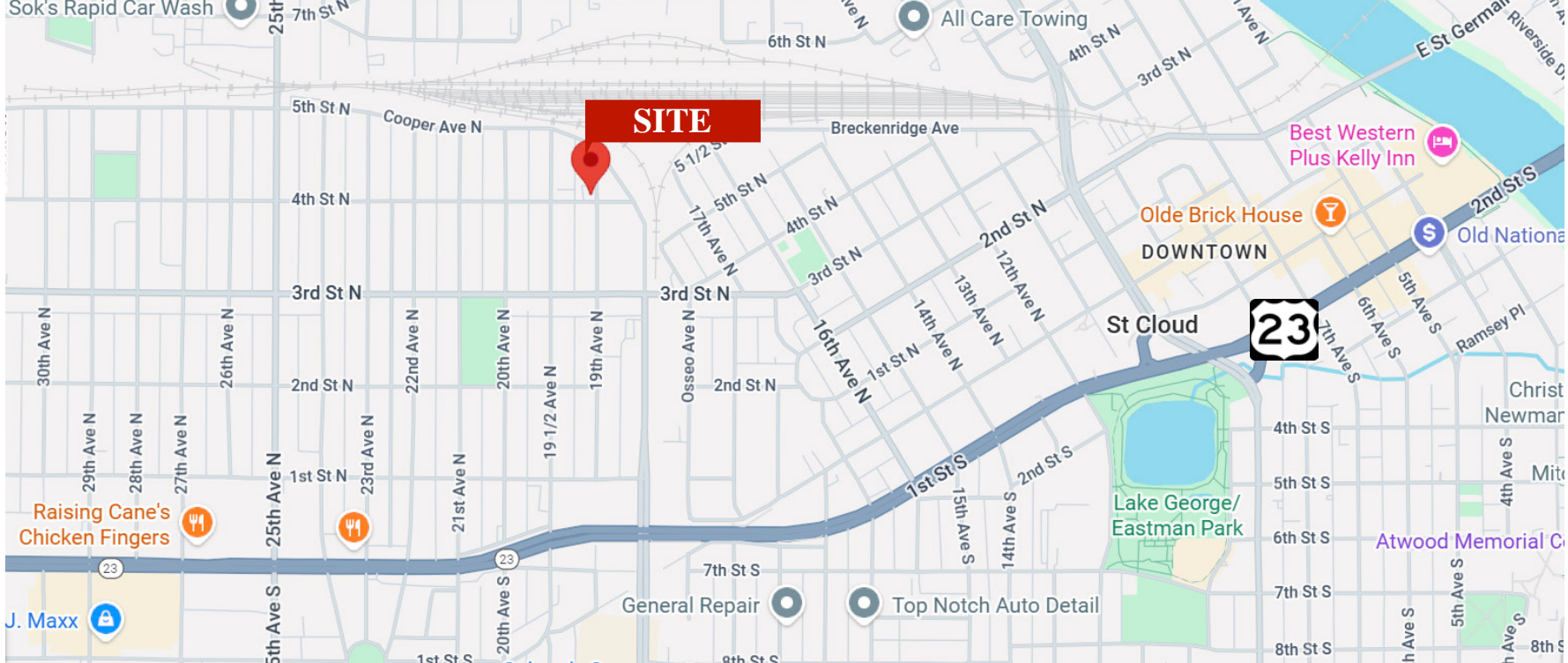
**Sales Price: \$524,900.00 Lease Rate: \$6.25 NNN**

Building Size: 7,664/sf

1903 4th Strt N, St. Cloud, MN 56303

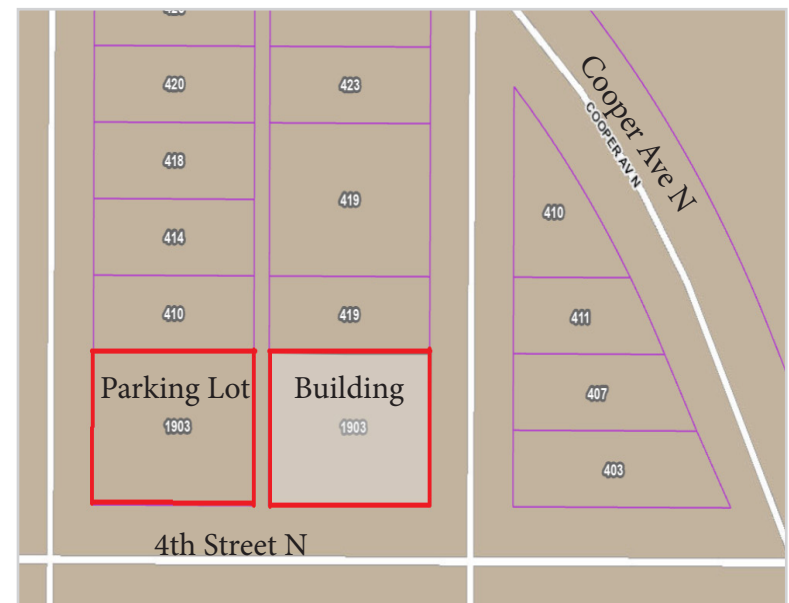
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## PROPERTY LOCATION

- \* North-Central St. Cloud
- \* East of Cooper Ave N
- \* West of Northway Dr & Veterans Dr (Hwy 4)
- \* Businesses in Area Include:  
 Coborn's - Cooper Ave S, Cooper Collective, Raising Cain's,  
 St. Cloud Area Chamber of Commerce, Vacuum Center &  
 Sewing Room, Rengel Printing, Collins Brothers Towing



## TRAFFIC COUNTS - 2025

- \* 3rd Street N - 6,560 VPD
- \* Cooper Ave - 3,980 VPD

# PROPERTY OVERVIEW

1903 4th Street N, St. Cloud, MN

Sales Price

\$524,900.00

Lease Rate: \$6.25 NNN

Building Size	7,664/sf (All Available)
County	Stearns
PIDs	82.45782.0000 82.45783.0000 (Parking Lot)
Taxes 2026	\$4,884.00 \$1,740.00 (Parking Lot)
Zoned	R2 - Residential
Year Built	1940
Floors	One (1) + Full Basement
Tenants	Multi-Tenant Building
Parking	40 Spaces



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# INTERIOR



# INTERIOR



# INTERIOR - LOWER LEVEL



# EXTERIOR



## PROPERTY INFORMATION

**Land Description:** Lot size approximately 0.27 acres; R-2 zoning permits single and two-family residential use or small office adaptation. Level lot with landscaping and off-street parking. Current Use: Commercial.

**Site Comments:** Located on 4th Street North, East of Cooper Avenue, in a quiet residential neighborhood with convenient access to downtown St. Cloud, Highway 15, and I-94. Easy access for employees and visitors, with nearby housing, schools, parks and retail services.

**Building Comments:** Single-Story structure with a lower-level (basement) training, conference and/or event area.

**Number of Offices:** 11 private offices, suitable for multiple desks or workstations. Lease single or multiple offices. Common breakroom.

**HVAC:** Gas/Hot Water Heat, Central Air

**Clear Height:** 10'