For Sale

130 Park Avenue South

St. Cloud, MN 56301

LOCATION DESCRIPTION

Located at 130 Park Avenue South in St. Cloud, this office condominium is strategically positioned between MN Highway 23 and Division Street—two major corridors that run parallel through the city. The property benefits from strong exposure and accessibility, with average daily traffic counts of approximately 29,388 vehicles on MN Highway 23 and 25,087 vehicles on Division Street (2024). The building offers quick and convenient access to Highway 15, the primary north–south arterial through St. Cloud, providing direct connectivity to Interstate 94 and U.S. Highway 10 and efficient access throughout the St. Cloud metro and greater Central Minnesota region. Surrounded by a strong mix of retail, dining, and professional services, the location is highly convenient for both employees and clients.

PROPERTY DESCRIPTION

The property is a well-maintained masonry office building constructed in 1983 and situated on a 33,976 SF parcel zoned C5 – Highway Commercial. The available office condominium offers approximately 2,011 gross square feet within a 3,825 SF building and is located on the main level, providing excellent accessibility. The space features a functional layout including a reception area, open work space, spacious private offices, and a conference room, with ample natural light. The building offers both front and rear entrances and approximately 23 on-site parking stalls, with parking available in both the front and back of the property.

OFFERING SUMMARY	
SALE PRICE:	$350,000
AVAILABLE CONDO SIZE:	2,011 GSF
ZONING:	C5 - Highway Commercial
2026 TAXES:	$5,740

Maria Berdan
Senior Advisor
O: 320.493.1723
maria.berdan@svn.com

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