



COMMERCIAL REALTY SOLUTIONS

For Sale / Investment
Industrial/
Office



7.12% Cap Rate



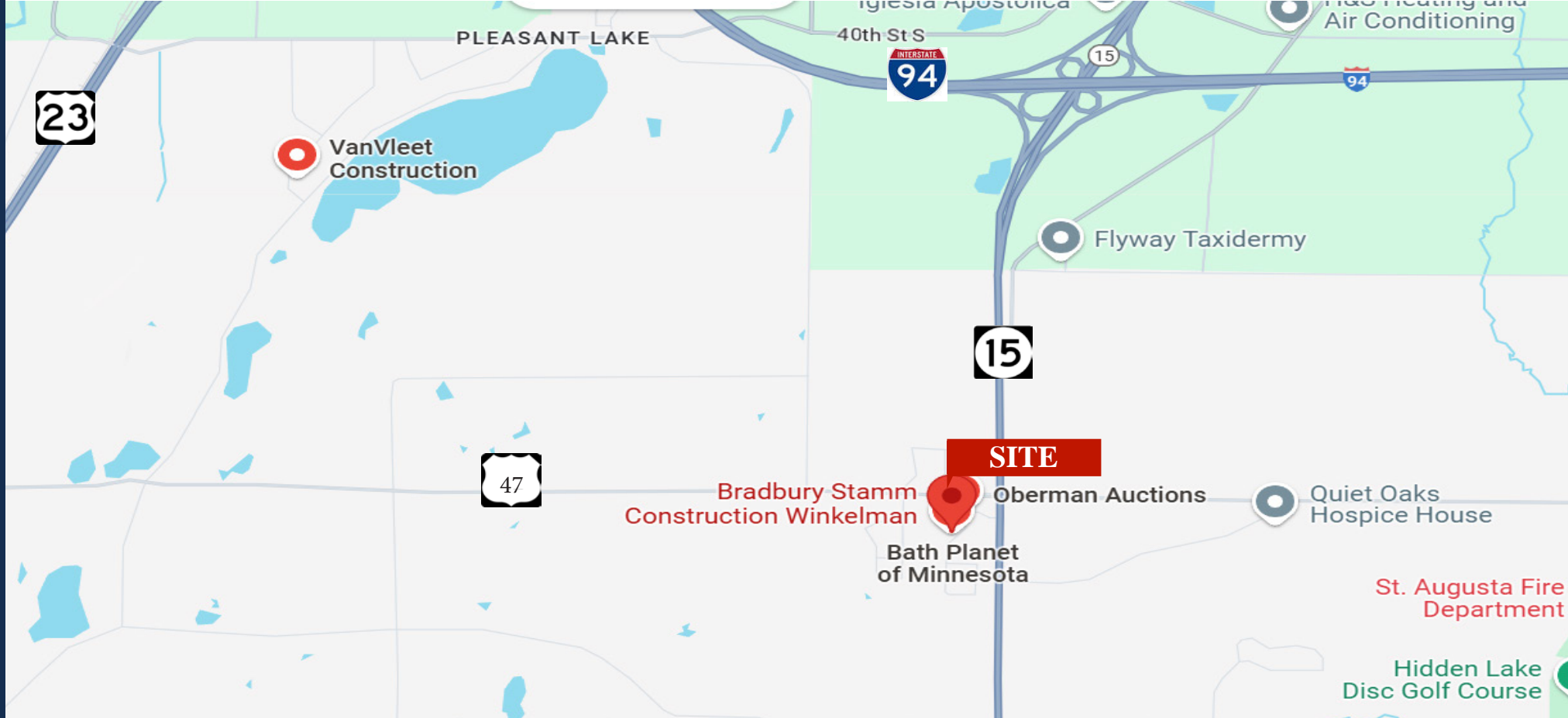
ST. CLOUD Multi-Tenant Industrial Flex

Sales Price: \$2,345,000

Building: 19,676/sf

23823 67th Ave, St. Cloud, MN 56301

Eric O'Brien, Broker
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PROPERTY LOCATION

- * Two (2) Miles South of I-94
- * One (1) Block West of US Hwy 15
- * Businesses in Area Include:
Gohman Supply, B&F Fastners Supply, Augusta Electrical,
Oberman Auctions, Casey's C-Store and more.

TRAFFIC COUNTS - 2024

- * US Hwy 15 - 9,500 VPD
- * Cty Rd 47 - 2,950 VPD



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PROPERTY OVERVIEW

23823 67th Ave, St. Cloud, MN

Sales Price
\$2,345,000.00

Operating Expense	\$2.90/psf
Building Size	19,676/sf
Lot Size	3.49 Acres
County	Stearns
PID	81.43180.0313
Taxes 2026	\$33,650.00
Zoning	I-1 Industrial
Tenant	Two (2) tenants in place: Bradbury Stamm and Road Safety Services, Inc.

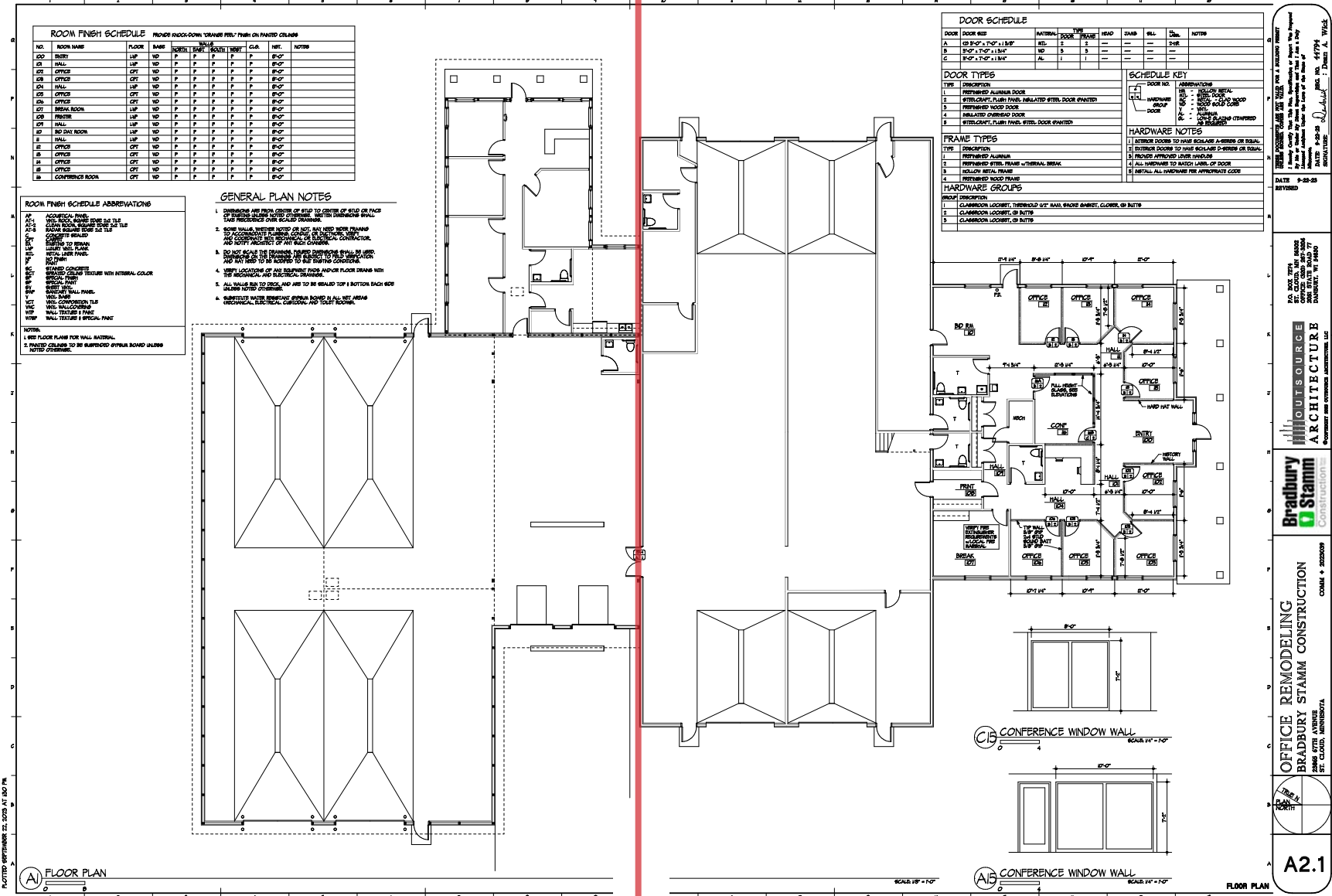


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FLOOR PLAN

SUITE B

SUITE A



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TENANT INFORMATION

SUITE A:

Bradbury Stamm

* 10,256/sf

* 5yr Lease Expiring 09/01/28 @ \$8.25/psf NNN

* Two (2) Extensions of 5 Years

- \$8.75/psf NNN - 1st Option

- \$9.25/psf NNN - 2nd Option

SUITE B:

Road Safety Services, Inc.

* 9,420/sf

* New 5yr Lease Expiring 04/01/31

- Initial Rate @ \$8.75/psf NNN

- Annual Rent Steps

* Two (2) Extension Options of 36 Months Each

*Current NOI of \$167,037.00



INTERIOR



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SHOP



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EXTERIOR



PROPERTY INFORMATION

- * Drive In Doors allow for two (2) lanes of truck traffic to drive through the warehouse space.
- * In-floor drain
- * Parking lot recently updated, including upgraded to LED lighting on the exterior.
- * Potential for outdoor storage, including the ability to fence and secure the area.
- * Greenspace is maintained, including in ground sprinkler system.
- * Space is metered separately for utilities and telecommunications.
- * Tenant is responsible for in suite janitorial.

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DRONE IMAGE



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