



COMMERCIAL REALTY SOLUTIONS

**For Sale
Investment
Real Estate**



ST. CLOUD INVESTMENT REAL ESTATE

Sales Price: \$1,200,000.00

Building Size: 4,698/sf

801 W Saint Germain St, St. Cloud, MN 56301

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PROPERTY LOCATION

Historic Downtown St. Cloud

Intersection of W. St. Germain Street and
8th Avenue North

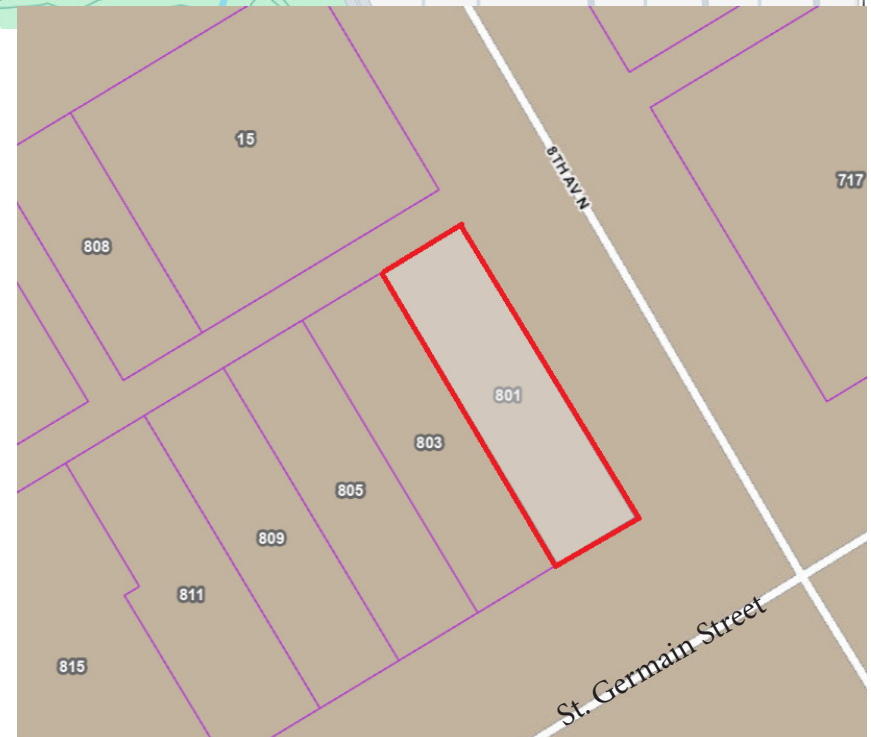
Businesses in Area Include:

Arroy Thai & Filipino Restaurant, Gnarly Bard Theatre,
The White Horse Bar & Restaurant, Paramount Theatre and
more.

TRAFFIC COUNTS - 2024

* 8th Avenue N - 1,450 VPD

* W. St. Germain - 3,900 VPD



PROPERTY OVERVIEW

801 W. St. Germain St, St. Cloud, MN

Sales Price

\$1,200,000.00

Building Size	4,698 (100% Occupied)
Lot Size	0.63 Acres
County	Stearns
PID	82.46132.0000
Taxes 2025	\$5,736.00
Zoned	C-3 Central Business District
Year Built	1890
Floors	Two (2)
Tenants	Multi-Tenant Building
Parking	Street

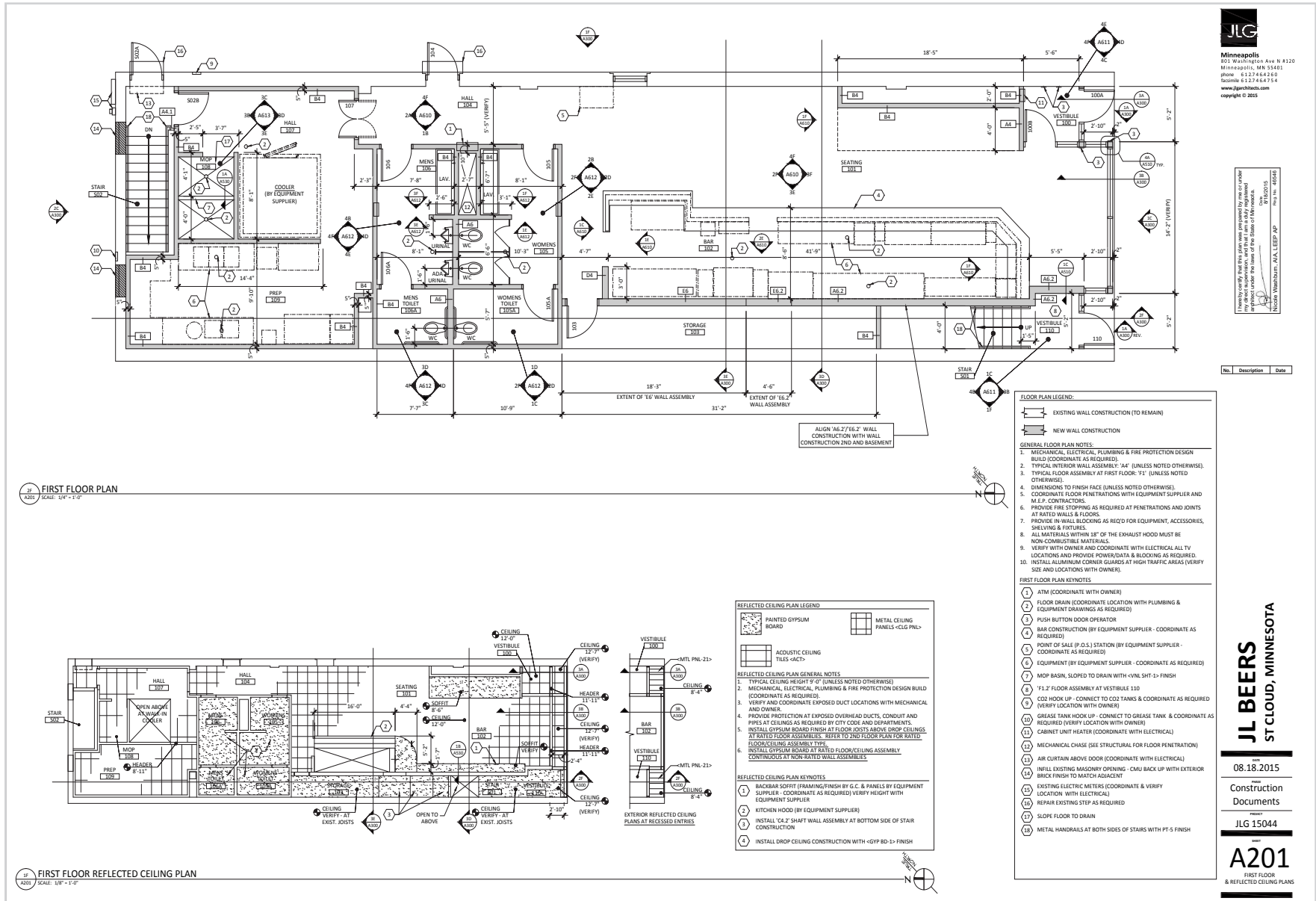


PROPERTY INFORMATION

- * Building was fully renovated in 2015 with over \$1 million in improvements
- New electrical, plumbing, HVAC, roof and interior renovations
- Restaurant furnishings and equipment are included in the sale
- * Ground Floor Restaurant space is 100% occupied by restaurant operator with original 10 year term.
- * Upper Floor has two (2) loft style apartments that have been completely renovated and are fully leased.

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FLOOR PLAN - Main



JLC
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Property verified. This plan was prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
JL BEERS
ST. CLOUD, MINNESOTA
9/16/2015
Proj. No. 16046

No.	Description	Date
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JL BEERS
ST. CLOUD, MINNESOTA

DATE: 08.18.2015

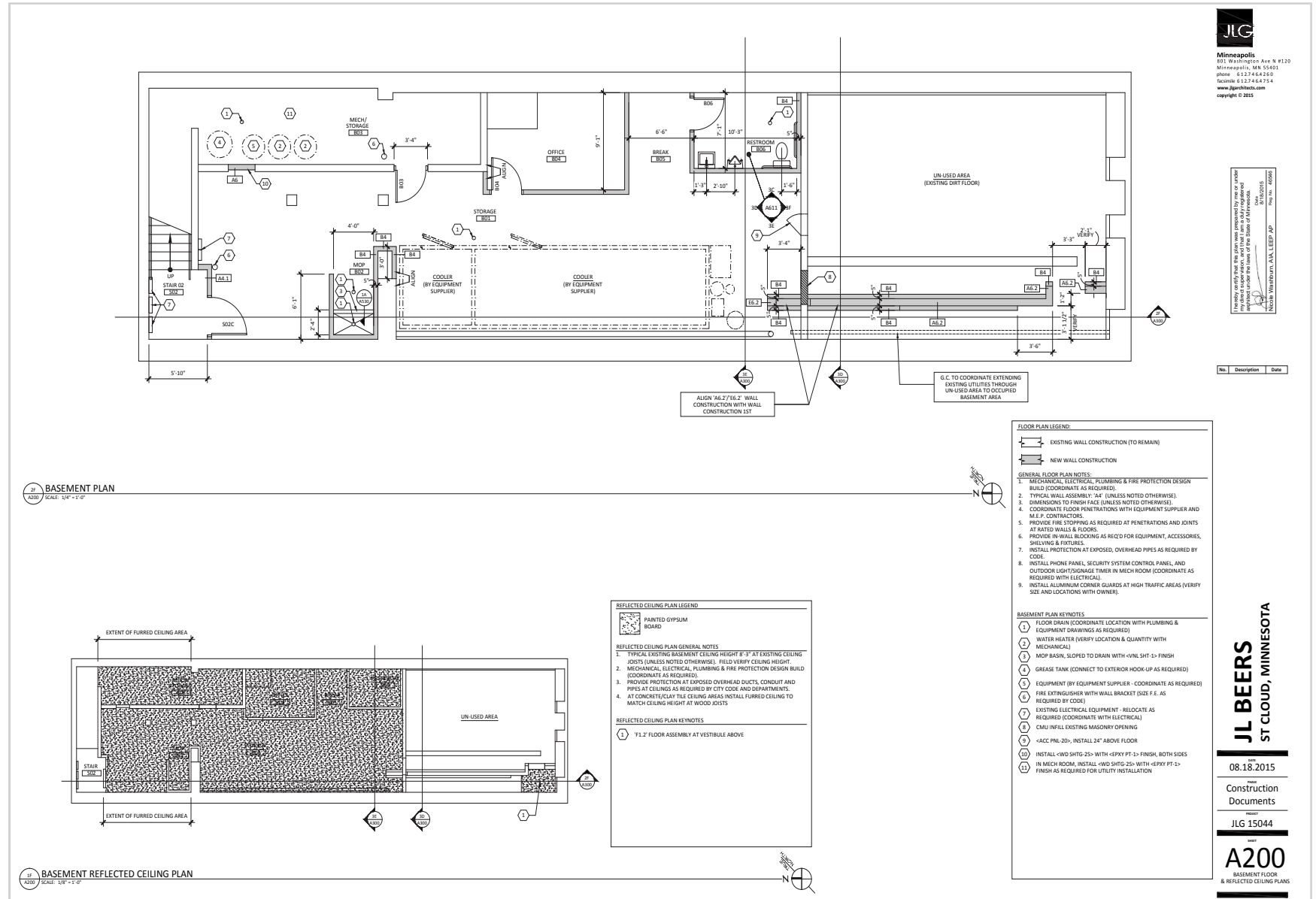
Construction Documents

PROJECT: JLG 15044

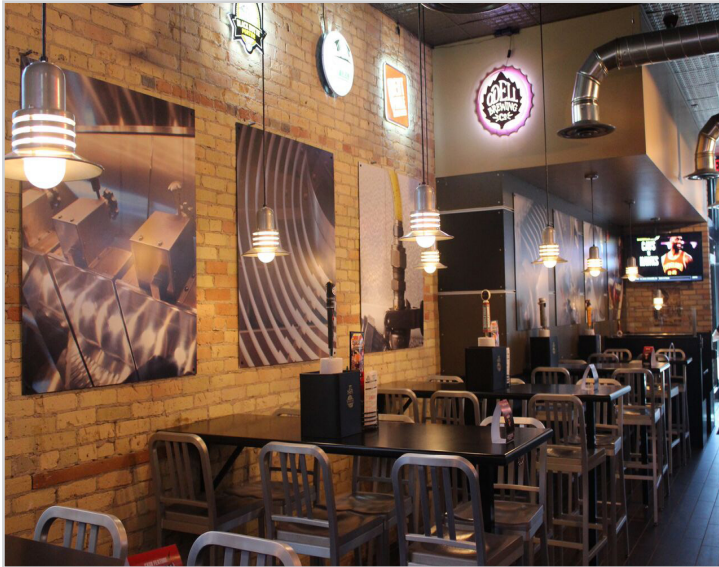
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FIRST FLOOR & REFLECTED CEILING PLANS

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INTERIOR



Bar and Seating Area from Front Door

INTERIOR



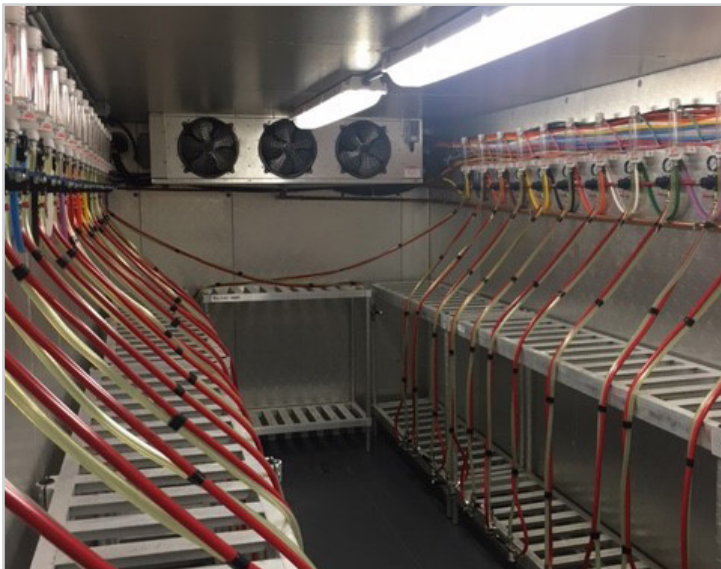
INTERIOR



Walk In Coolers Downstairs



Racks for Storage Downstairs



Cooler for Taps



Electric Panels