

# FOR SALE



8318 MN-23, SAINT CLOUD, MN 56301



SQUARE FEET  
11,481



ACREAGE  
±3 Acres



ASKING PRICE  
\$3.4 Million

## Where History Meets Opportunity

This historic landmark was built in 1913 after a fire destroyed the original train depot in Eden Valley, MN.

In 1976, the Depot was moved from Eden Valley to Roscoe with the intent to make it into a supper club. The supper club was unsuccessful and was sold. In 1980, the building was moved once again from Roscoe to its current location in St. Cloud. It opened as a restaurant named Grand Central Station.

In 1993, the building was opened as Antique Depot Mall. The current owners purchased in 2006 and did extensive updates to the property, reopening in 2008 as The Grande Depot as we know it today.



- Section 26, Township 124, Range 029
- The part of S2 SE4 lying East of I-94 and HWY 23 is not to be sold separately from 31.21002.004.
- The adjoining land of 24.26 acres is also available for purchase.

**Premier**  
REAL ESTATE SERVICES

LYNNE CRANDALL, REALTOR®



LYNNE@PREMIERHOMESERCH.COM



320.420.7144

# MARKET SNAPSHOT

69,926

TOTAL  
POPULATION

27,700

HOUSEHOLDS

\$61,112

MEDIAN  
HOUSEHOLD  
INCOME

48.6%

HOMEOWNERSHIP  
RATE

31

MEDIAN  
AGE

# 5-YEAR MARKET PROJECTIONS

118,138

POPULATION

46,866

HOUSEHOLDS

\$73,435

AVERAGE  
HOUSEHOLD  
INCOME

## St. Cloud, MN

**Regional Strength. Strategic Location. Sustainable Growth.**

Located just ±65 miles from Minneapolis, St. Cloud serves as Central Minnesota's primary commercial, service, and distribution hub. Direct I-94 access and strong regional connectivity support both local demand and a broad multi-county trade area. Ongoing I-94 expansion and citywide infrastructure improvements continue to fuel commercial and residential growth.

### Economic Drivers

\$14.2B+ Regional GDP

### Core Industries

Healthcare & Medical Services  
Higher Education & Public Sector  
Manufacturing  
Logistics & Distribution

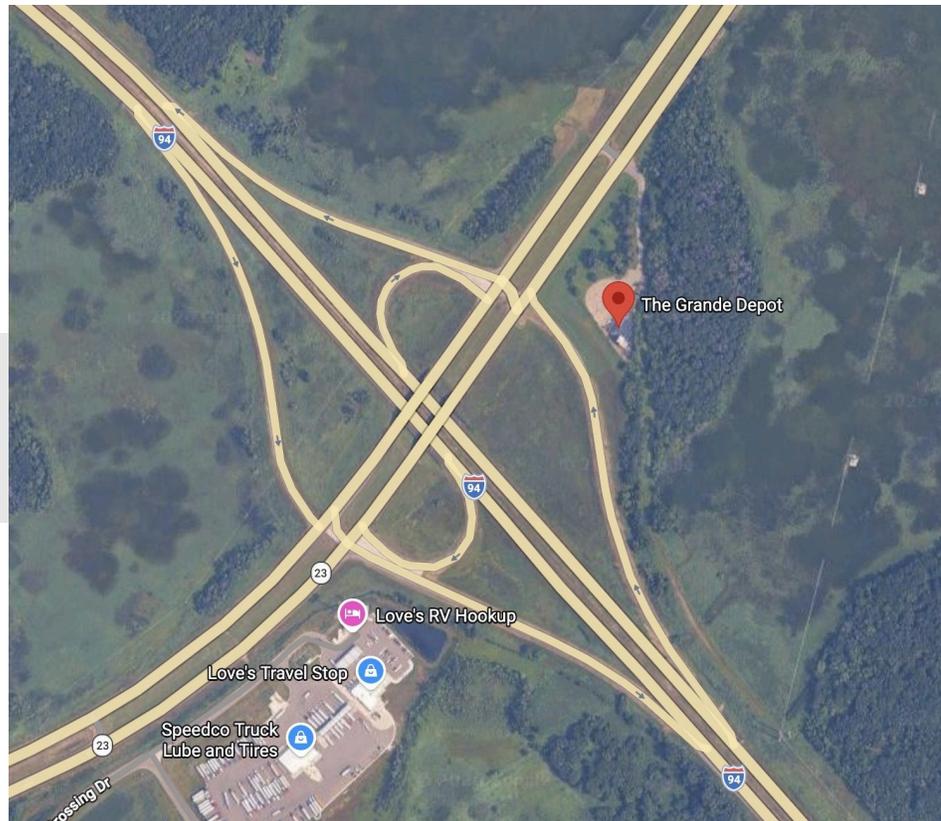
**Located at the Corner  
of I-94 & HWY 23**

### DAILY TRAFFIC COUNT

I-94: 30,752

HWY 23: 25,528

**TOTAL: 56,280**



**Premier**  
REAL ESTATE SERVICES

LYNNE CRANDALL, REALTOR®



LYNNE@PREMIERHOMESearch.COM



320.420.7144