



COMMERCIAL FOR SALE!



MORRIE'S AUTO CONNECTION

559 US-10 South, St Cloud, MN 56304

**4,500 SF ON
0.94 ACRES**

**IDEAL
OWNER-USER
OPPORTUNITY**

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Commercial Equities Group
— Investment Real Estate Services

SPACE INFO



0.94 Acres + 4,500 SF Building

- Large, paved lot with abundant parking and outdoor storage or display area
- Pylon signage for excellent branding opportunities



Office/Showroom: 2,900 SF

- Reception area and private offices
- Two ADA compliant restrooms



Warehouse/Shop: 1,600 SF

- Clear 16'
- Two 10x12' drive-ins

SALE PRICE: \$1,150,000

TAXES: \$14,496

THE PROPERTY

The building's flexible layout and large outdoor storage area makes the property well-suited for automotive, contractor, showroom, retail, or service-commercial users.

- Excellent visibility and convenient access
- Zoning: C-5 Highway Commercial; zoned conforming existing car dealer/minor repair shop
- Parking: 22 striped spaces and room for 30 additional spots
- Website: CEGspaces.com/morries (more photos)



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THE LOCATION

General commercial property on US Highway 10, a highly trafficked location with excellent visibility.

- Features 204' of direct frontage along Highway 10
- Provides maximum exposure to heavy daily regional traffic
- Easy access to Highway 23 as well as the Twin Cities metro
- St. Cloud is one of Minnesota's fastest-growing metropolitan areas



Positioned inside a state-designated Opportunity Zone

THE SPACE

