



Offering Memorandum



100 2nd St S

SARTELL, MN 56377

PRESENTED BY:

**KATE HANSON,
CCIM**

O: 320.420.6485

kate.hanson@svn.com

MARIA BERDAN

O: 320.493.1723

maria.berdan@svn.com

PROPERTY SUMMARY

100 2ND ST S

SARTELL, MN 56377

OFFERING SUMMARY

SALE PRICE:	\$1,695,000
BUILDING SIZE:	12,408 SF
TOTAL LOT SIZE (3 PARCELS):	40,060 SF
PRICE / SF:	\$136.61
2025 REAL ESTATE TAXES:	\$43,208.00



PROPERTY SUMMARY

The medical office building located at 100 2nd Street South in Sartell, MN is a B2 - General Business zoned property situated on approximately 0.92 acres (40,060 SF) and improved with a 12,408 SF building constructed in 2001. The building offers 6,204 SF on the main level with the remaining square footage on the lower level, providing flexible space for a variety of commercial uses. Positioned along a well-traveled Sartell corridor, the property enjoys excellent visibility and convenient access to major roadways, nearby commercial hubs, and residential neighborhoods. The site includes 45 on-site parking stalls, ensuring ample parking for staff and visitors. Comprising three parcels, this offering provides ownership flexibility and long-term planning potential, making it an ideal opportunity for medical or professional office users seeking a prime location with adaptable space.

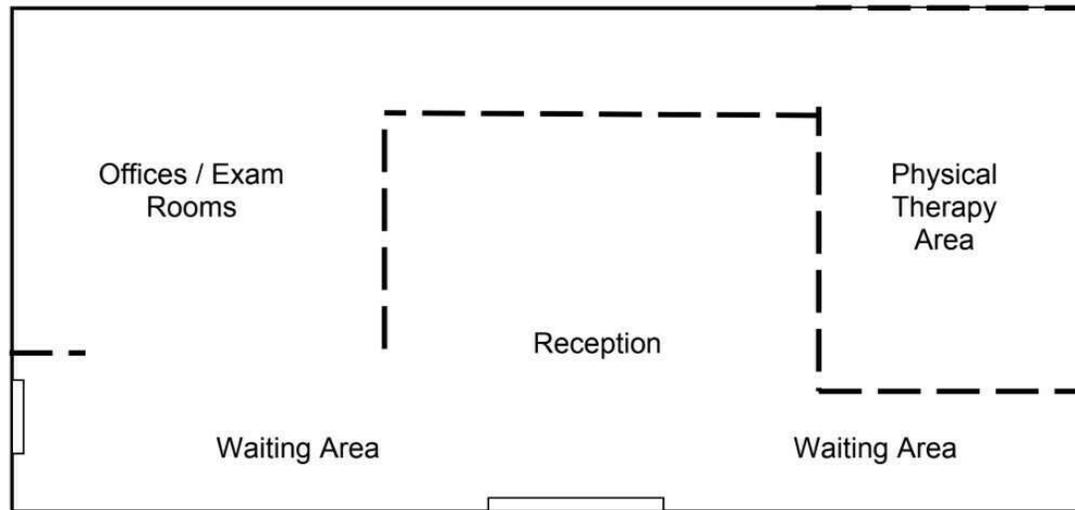
PROPERTY HIGHLIGHTS

- Sinks located in individual provider rooms, ideal for medical, clinical, wellness, or professional office configurations
- Backup generator serving the building for enhanced reliability
- Building contains elevator access between levels
- Generous on-site parking for staff and visitors that spans over three parcels
- 12,847 AADT (2024) at the signalized intersection of 2nd Street South and County Road 78
- Convenient access to Highway 15, Highway 10, and other regional thoroughfares



FLOOR PLANS SKETCH

Main Level



Lower Level



ADDITIONAL PHOTOS



LOCATION DESCRIPTION

100 2nd Street South is strategically located in the growing community of Sartell, Minnesota, within the St. Cloud metropolitan area. The property benefits from excellent visibility along a well-traveled corridor and offers convenient access to major roadways, including Highway 15 and County Road 1, providing seamless connectivity to St. Cloud and surrounding communities. The site is positioned near established commercial nodes, healthcare facilities, and residential neighborhoods, creating a strong base of potential clientele and workforce. Sartell is known for its vibrant mix of retail, medical, and professional services, making this location ideal for medical office users seeking proximity to complementary businesses and a thriving local population. The area also offers nearby amenities such as dining, shopping, and recreational options, enhancing convenience for staff and visitors.

AERIAL MAP



MEET THE TEAM



Kate Hanson, CCIM

O: 320.420.6485
kate.hanson@svn.com



Maria Berdan

O: 320.493.1723
maria.berdan@svn.com





DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.