



For Sale

Request Full Offering Memorandum

Maine Prairie Business Center - 3601 18th St S, Saint Cloud, MN 56301



OFFERING SUMMARY

SALE PRICE:	\$4,740,000
BUILDING SIZE:	33,080 SF
LOT SIZE:	118,854 SF
PRICE / SF:	\$143.29
CAP RATE:	8.95%
NOI:	\$424,466
YEAR BUILT:	2004
ZONING:	C5
APN:	82.46848.0203

PROPERTY OVERVIEW

SVN GC Real Estate is pleased to present Maine Prairie Business Center, consisting of a 33,080+/- SF single-story professional office building on 2.72+/- acres for sale in the desirable south St Cloud, Minnesota. The building features a stucco exterior, modern interior finishes, and ample on-site parking with 106 surface stalls. Built in 2004, the property has been properly maintained and is well positioned for a variety of professional users. The building is 100% occupied with quality tenants such as SYSPRO US Inc, University of Minnesota Extension Office, Auto Owners Insurance, Seachange Printing & Marketing Services LLC, Vantage Point Solutions Inc, Parthenon Agency LLC, Ivy Rehab and Essence Property Management Incorporated. Its central location provides excellent access to the area amenities, government offices, and major thoroughfare, which ideal for tenants. The property is zoned C5 - Highway Commercial and located less than ½ mile from Interstate 94.

PROPERTY HIGHLIGHTS

- 100% Occupied
- NNN Leases
- Term Remaining on all Leases
- Professionally managed and maintained

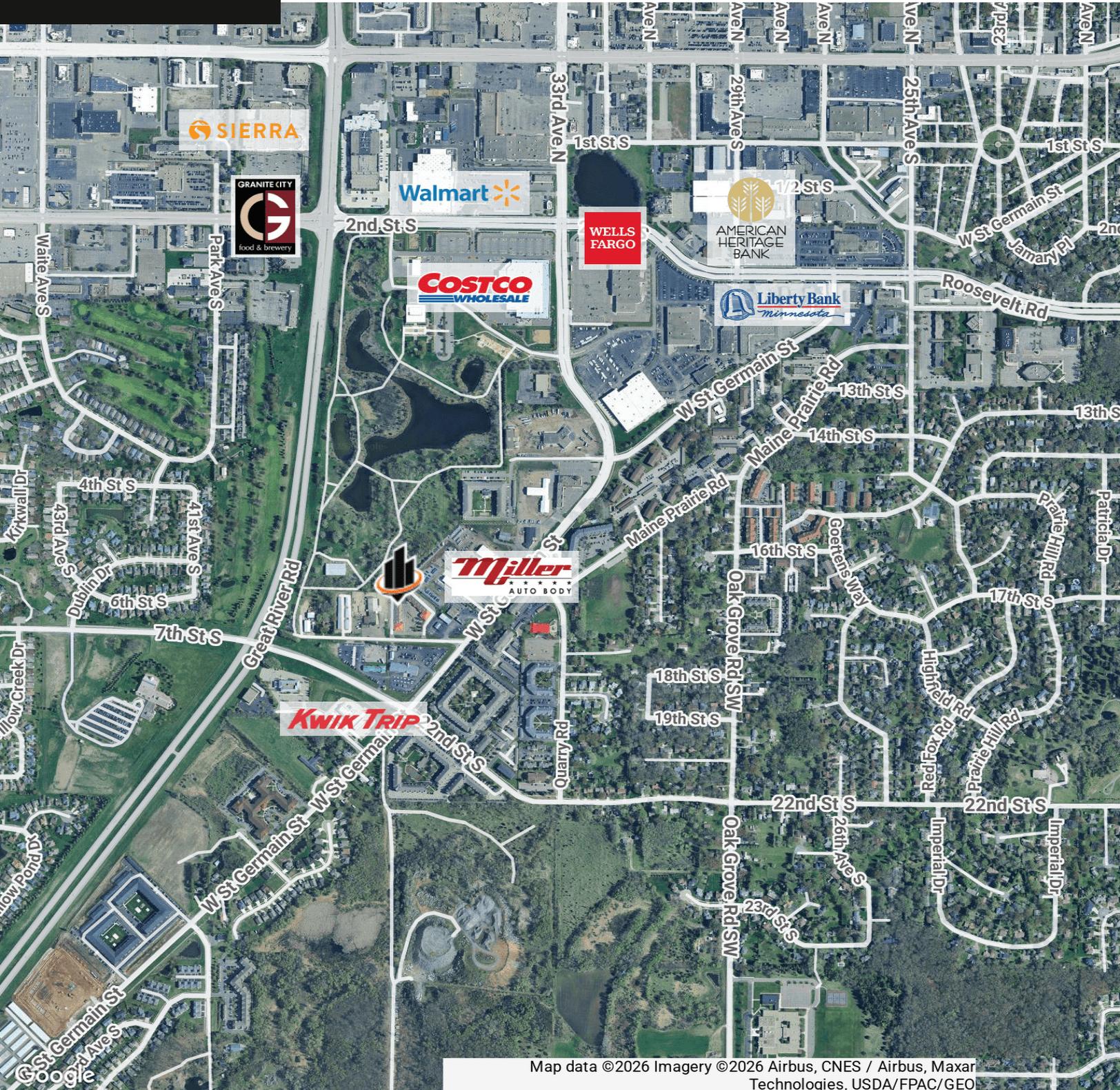


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Maine Prairie Business Center

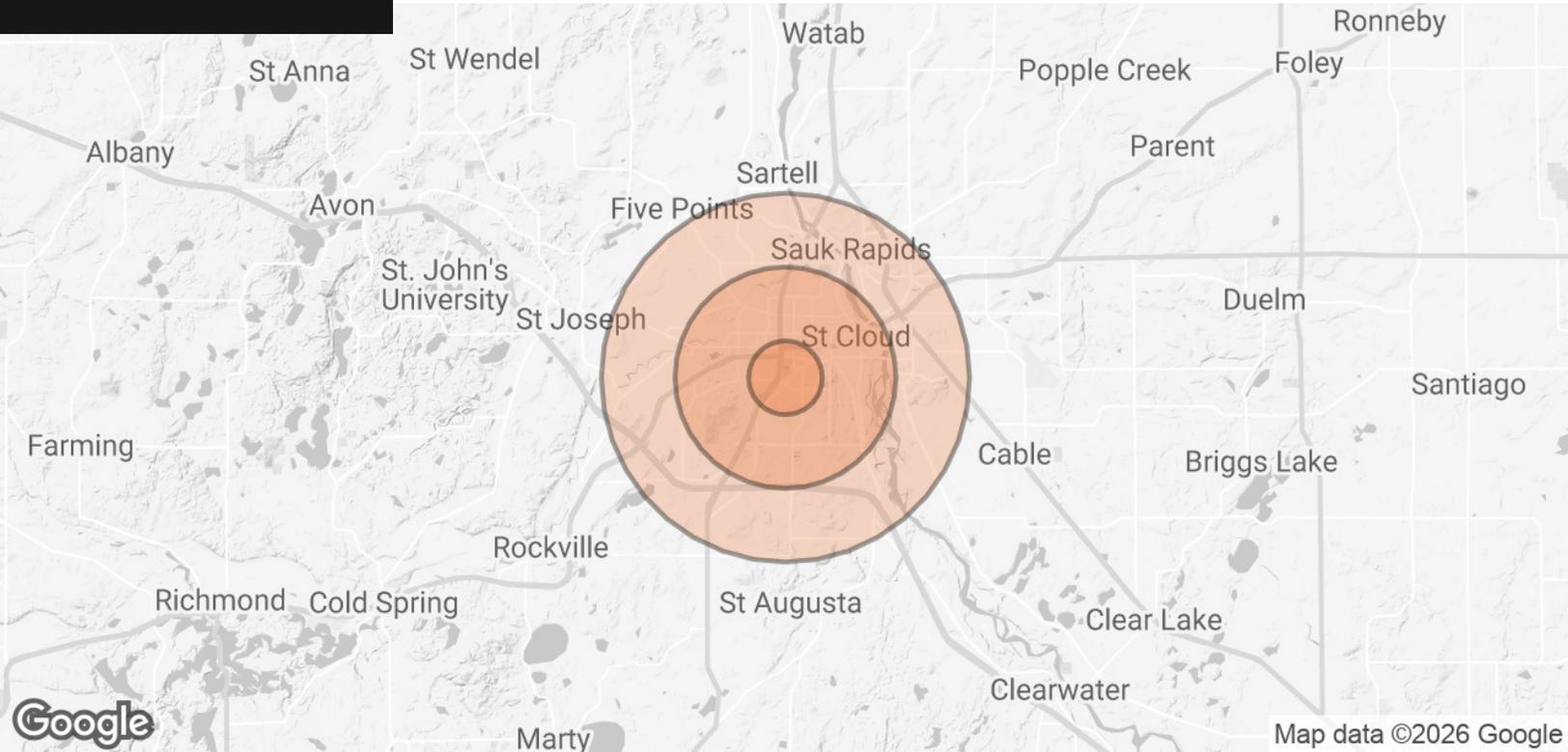
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,893	59,274	98,428
AVERAGE AGE	39	37	38
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	40	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,715	23,318	39,140
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$74,611	\$73,609	\$77,060
AVERAGE HOUSE VALUE	\$327,627	\$240,577	\$250,028

Demographics data derived from AlphaMap



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