

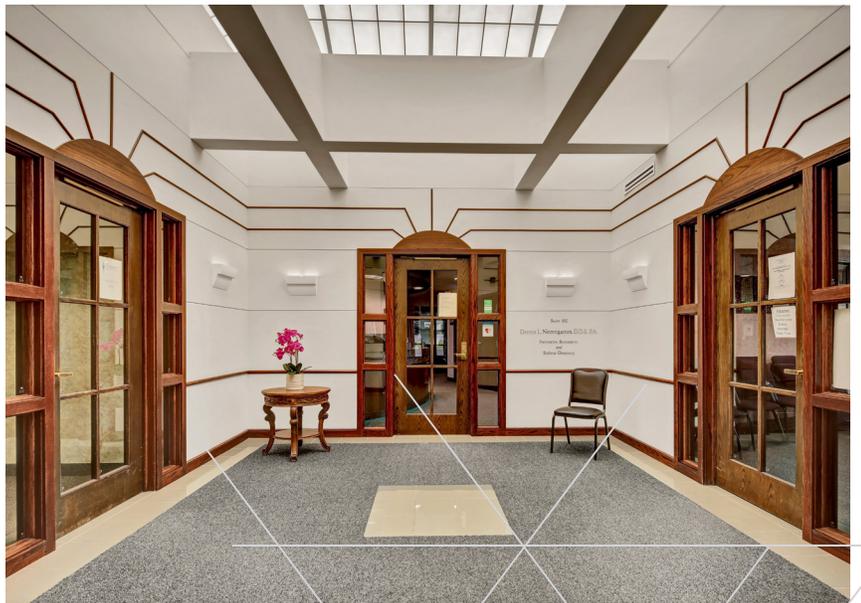
\$3,200,000

FOR SALE

1511 Northway Dr St. Cloud, MN



Here is the investment opportunity you have been waiting for! It is a well maintained professional medical office building with long term, stable tenants in place. An adjacent lot 2030 Stearns Way is also available for expansion needs if desired. This prime building is conveniently located on Northway Drive near the CentraCare/St. Cloud Hospital, Whitney Park, the YMCA and Whitney Senior Center and numerous other medical offices and clinics. This conveniently located building offers two lower-level suites for lease: 1890 SF unfinished storage space or could be renovated for office use and a 2610 SF finished suite turn key for medical use, each for \$12.00/SF NNN. \$5.00/SF for CAM expenses.



WENDY HENDRICKS

320.293.6379

whendricks@agencynorthre.com

wendyhendricksMN.com

AGENCY
NORTH REAL ESTATE



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