

For Sale



Property Summary:

Property Type: Office

Building: Brick

Parking: Some on-site, street

Zoning: C3 - Central Business District

Price: \$750,000

Outline:

Parcel Real Estate is pleased to present the St. Cloud Business Center for sale and lease in St. Cloud, MN.

- 30,000 sf
- Rent: Negotiable
- On-site and street parking
- Great tenant mix
- Long term tenants

ADDRESS:

**14 7th Ave N, St
Cloud, MN 56303**

USE:

Office, investment

CONTACT:

**Tanner
Nordlund**

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Overview



Outline:

St. Cloud Business center (14 7th Ave N)

- Approximately - 30,000sf of office space
- 36 current tenants
- Gross income \$162,660

Business Center (20 7th Ave N)

- Approximately - 2,000sf of office space
- Tenant(s) added to above figure
- Possibility of being separated

Current taxes:

- St. Cloud Business center - \$19,966 + \$3,554

Current availability:

- Several single offices available
- One larger space approximately 3,500sf

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Overview



Financial Pro forma

Price	\$750,000
Income	\$280,000
20% Vacancy	\$56,000.00
Expenses	\$165,000
NOI	\$59,000
Cap Rate	7.87%

Tenant amenities:

- Secretary
- Internet
- Break room
- Large conference room
- Small conference room

Room to add tenants and increase profit.

The Spaniol bulidng directly behind the
Business Center is also available

Current rent roll

Unit Type	RC	GAR/PA	RECFEE	Total
Office Space	195.00	0.00	0.00	195.00
Office Space	900.00	0.00	0.00	900.00
Office Space	315.00	0.00	0.00	315.00
Office Space	300.00	0.00	0.00	300.00
Office Space	300.00	0.00	0.00	300.00
Office Space	300.00	0.00	0.00	300.00
Office Space	270.00	0.00	0.00	270.00
Office Space	145.00	0.00	0.00	145.00
Office Space	325.00	0.00	0.00	325.00
Office Space	315.00	0.00	0.00	315.00
Office Space	300.00	0.00	0.00	300.00
Office Space	220.00	0.00	0.00	220.00
Office Space	200.00	0.00	0.00	200.00
Office Space	350.00	0.00	0.00	350.00
Office Space	250.00	0.00	0.00	250.00
Office Space	400.00	0.00	0.00	400.00
Office Space	650.00	0.00	0.00	650.00
Office Space	175.00	0.00	0.00	175.00
Office Space	240.00	0.00	0.00	240.00
Office Space	200.00	0.00	0.00	200.00
Office Space	1,195.00	0.00	0.00	1,195.00
Office Space	1,175.00	75.00	75.00	1,325.00
Office Space	355.00	0.00	0.00	355.00
Office Space	270.00	0.00	0.00	270.00
Office Space	270.00	0.00	0.00	270.00
Office Space	195.00	0.00	0.00	195.00
Office Space	970.00	0.00	75.00	1,045.00
Office Space	350.00	0.00	0.00	350.00
Office Space	150.00	0.00	0.00	150.00
Office Space	335.00	0.00	0.00	335.00
Office Space	300.00	0.00	0.00	300.00
Office Space	300.00	0.00	0.00	300.00
Office Space	300.00	0.00	0.00	300.00
Office Space	415.00	0.00	0.00	415.00
Office Space	400.00	0.00	0.00	400.00
	13330.00	75.00	150.00	13555.00
	35	1	2	

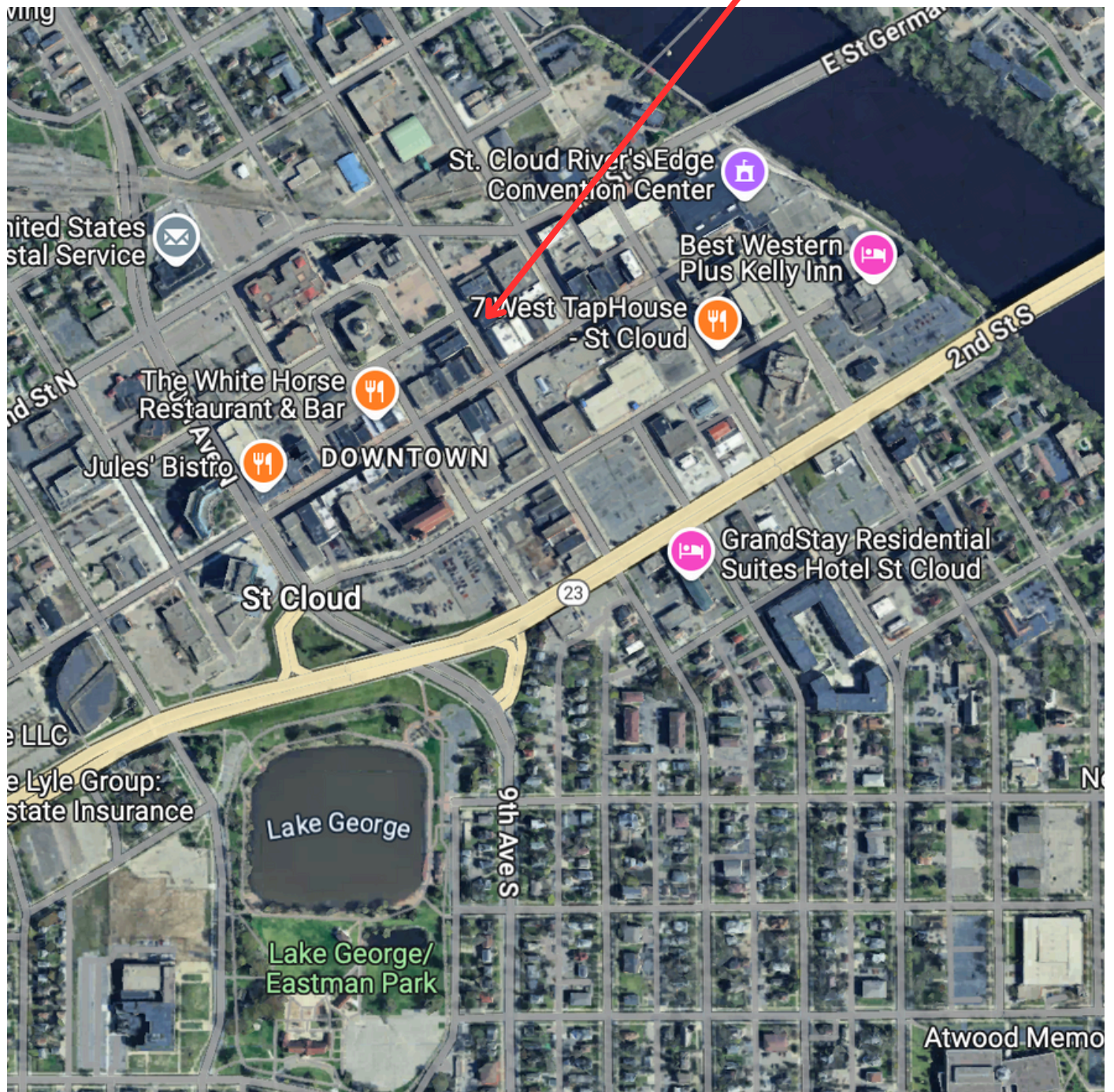
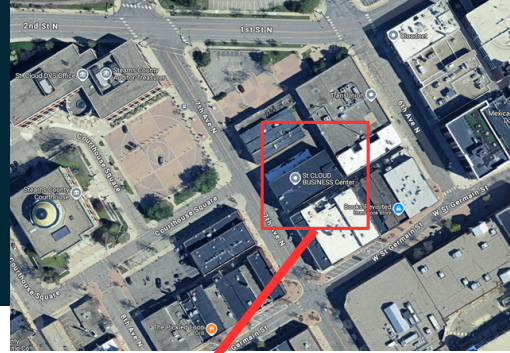
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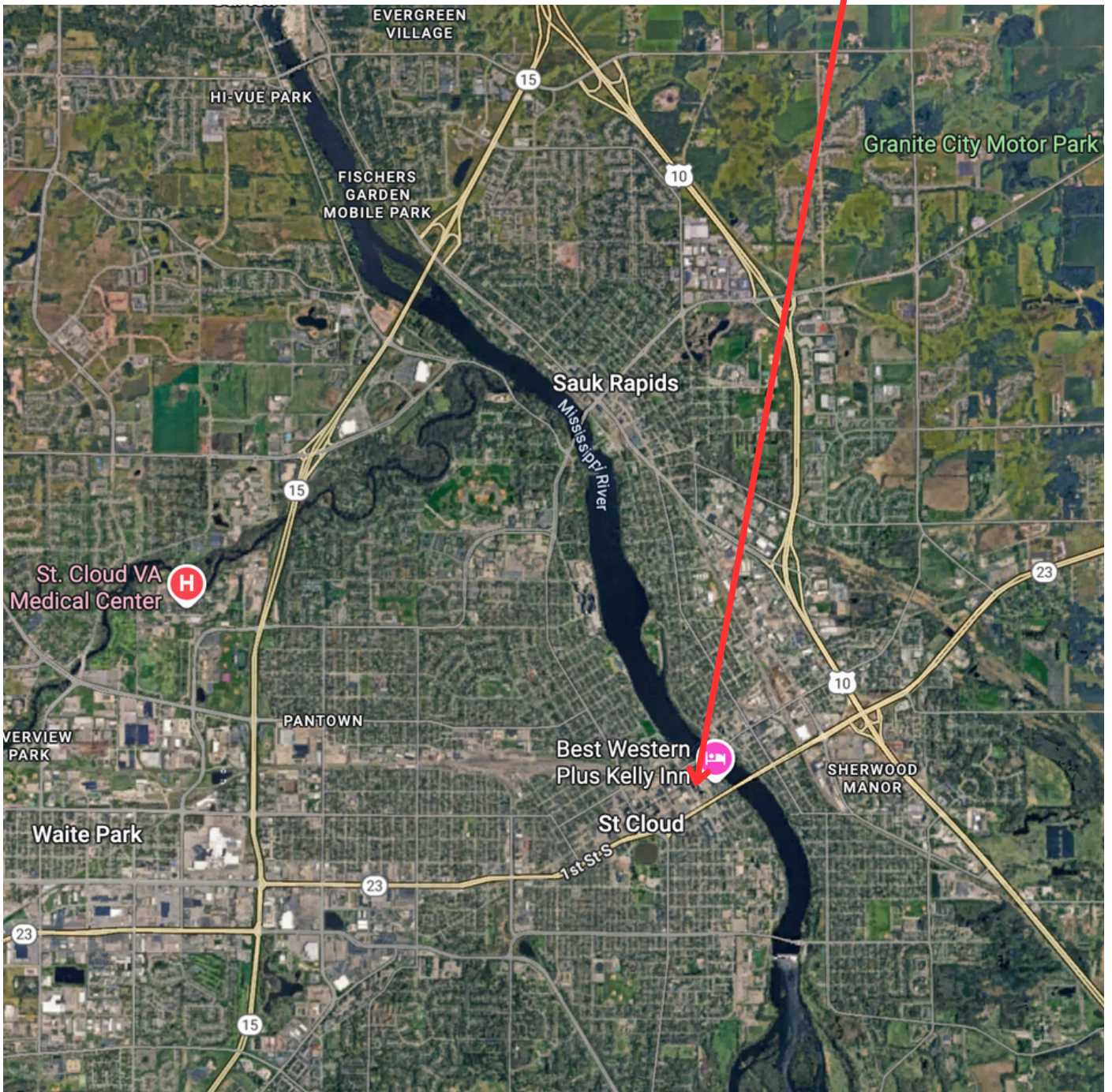
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Location



Location



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**Thank
You!**

**Let's Get
In Touch**

Contact us:

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Visit our website:

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