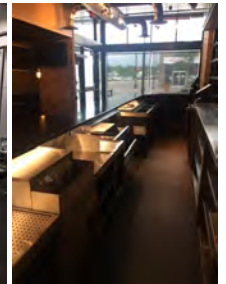
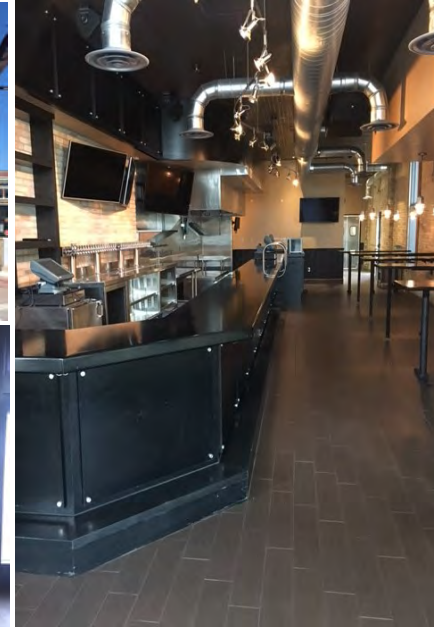
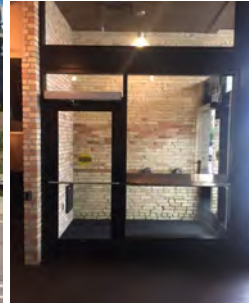


801 W ST GERMAIN

HISTORIC PROPERTY DOWNTOWN ST CLOUD

FOR SALE

Investment Opportunity



INCREDIBLE INVESTMENT OPPORTUNITY TO PURCHASE A COMPLETELY RENOVATED FULLY LEASED HISTORIC DOWNTOWN PROPERTY WITH 2 LOFT STYLE UPPER LEVEL APARTMENTS!

SALE DETAILS:

- Building was completely renovated in 2015. Over \$1,000,000 in improvements.
- All new electrical, plumbing, energy efficient HVAC system, roof, and complete renovation of all interior spaces.
- Restaurant furnishings and equipment are included in the sale and used by the restaurant tenant. (List to be provided)
- 2 upper level loft style apartments were also completely renovated and have always been 100% leased.
- Rental income for the restaurant space is:
 - \$4,500/Month for the first year, \$5,500/Month for years 2-5 and \$6,100/Month for years 6-10 plus all utilities.
- Apartments each rent for \$875/mo plus utilities. (Currently the landlord pays half the cost of elec/heat to help with winter heating bills December through March - cost is approx \$150-200/mo for each apt.) If tenants have a pet it is an additional \$50/month.
- 2023 Property tax - \$5,050
- Building insurance has been approximately \$8,000 due to main floor vacancy and landlord living out of state.
- Landlord contracts semi-annual HVAC equipment maintenance on apartments and restaurant. Restaurant tenant will be managing their own HVAC maintenance so the cost will be reduced.
- Restaurant tenant pays for refuse and snow removal from sidewalks.

- Priced to sell at \$995,000

For more information contact:

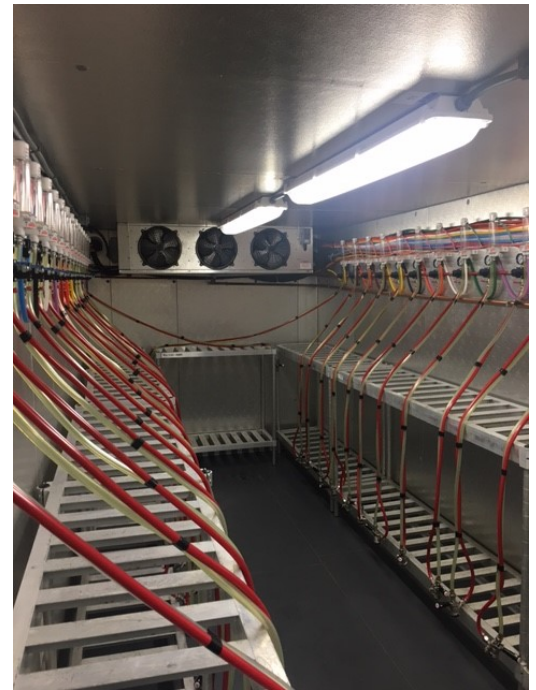
Justin Studer
320.309.9178
jstuder@warnert.com

Sheila DeVine
320.492.3230
sdevine@warnert.com



801 W ST GERMAIN

FOR SALE



-PARTIAL EQUIPMENT LIST - This list needs to be updated since some items may have been removed for the current tenant. A full list will be completed with description and will include equipment and furnishings purchased and brought in by the restaurant tenant.

These items are currently on site:

- WALK IN COOLERS
- FREEZERS (on casters)
- RTU (HVAC SYSTEM)
- EXHAUST HOOD/EXHAUST FANS/ MAKE-UP AIR SYSTEM
- 3 COMPARTMENT SINK
- STAINLESS STEEL PREP TABLES
- STAINLESS STEEL WALL PANELING
- BAR
- BAR DISPLAY SHELVING
- TABLES/STOOLS
- SECURITY ALARM CAMERA SYSTEM
- AUDIO SYSTEM
- AIR CURTAIN AT DELIVERY DOOR
- WINDOW SHADES
- LIGHTING CONTROL SYSTEM - COMMERCIAL
- HOT WATER HEATERS
- SAFE

These items may have been removed or some may still be on site. This list will be confirmed:

- TAP BEER SYSTEM
- SOME BACK BAR EQUIPMENT -
 - DRAINBOARDS, GLASSWASHER, BAR SINKS, ETC
- FOOD & BEVERAGE COOLERS (ON CASTERS)
- WATER CHILLER

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