

# St. Cloud School Property



**Tanner Nordlund**

Commercial Agent

C: 320-828-0395

E: [tanner@parcel.properties](mailto:tanner@parcel.properties)

# 430 3rd Ave Ne St. Cloud, MN



## Property Summary:

Property Type: School, private

Size: 42,000sf

Building: Brick

Price: \$2,500,000

## Outline:

Parcel Real Estate is pleased to bring the St. Cloud Christian School to market. This is a great opportunity to step into a turn key school for the 26-27 school year.

Virtually all of the FF&E will be a part of the sale.

The property had a completely new roof installed in the fall of 2024 and general maintenance has been kept up on the property.

There is a gym with a stage, weight room, lunch room, kitchen, offices, music room, science room, outdoor space on site as well as a city park across the street that is utilized by the school. Everything is here for a new group to move in and start!

## ADDRESS:

430 3<sup>rd</sup> Ave Ne  
St. Cloud, MN

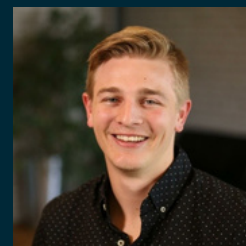
## USE:

School  
Redevelopment

## CONTACT:

**Tanner Nordlund**

tanner@parcel.properties  
320-420-1177  
parcel.properties



**Parcel**  
REAL ESTATE

# 430 3<sup>rd</sup> Ave Ne Saint Cloud, MN

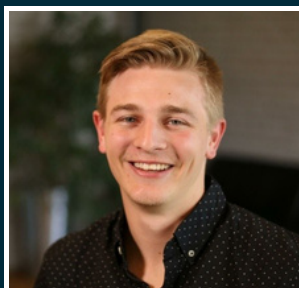


## Outline:

As stated above, the property is ready for another education user for the next school year. It could also be a prime redevelopment project.

- Gym Space: ~5,000sf
- Main office: reception, 3 private offices, and a nursing station
  - Several staff offices and rooms throughout the building.
- Heating: boiler
  - In good working order
- Lot: 2ac
- Zoning: R2
  - City future land use designation: PSP (public / semi public)

**Parcel**  
REAL ESTATE



**TANNER NORDLUND**  
Commercial Agent

## CONTACT



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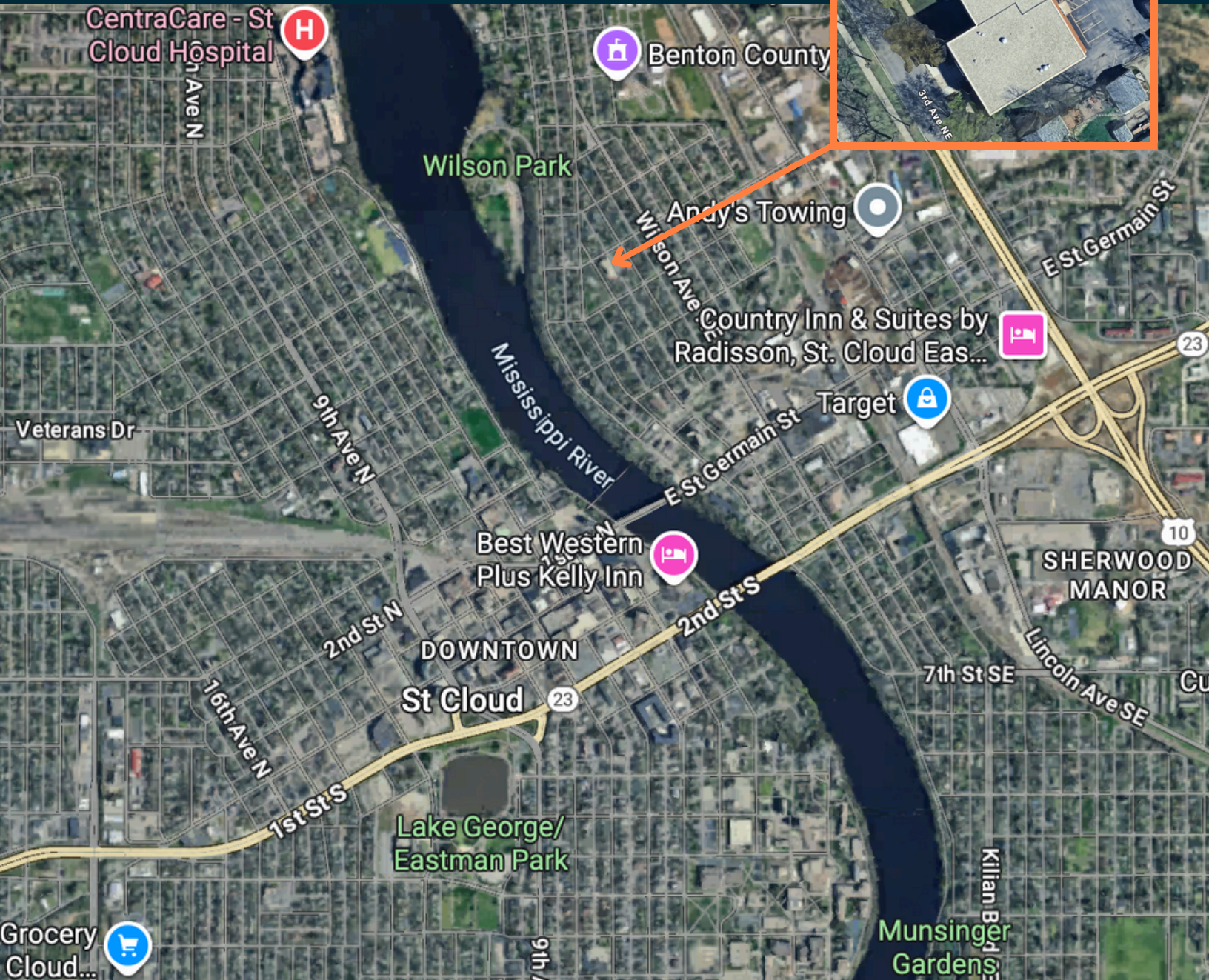
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# Location



## CONTACT



320-828-0395



tanner@parcel.properties



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**Parcel**  
REAL ESTATE

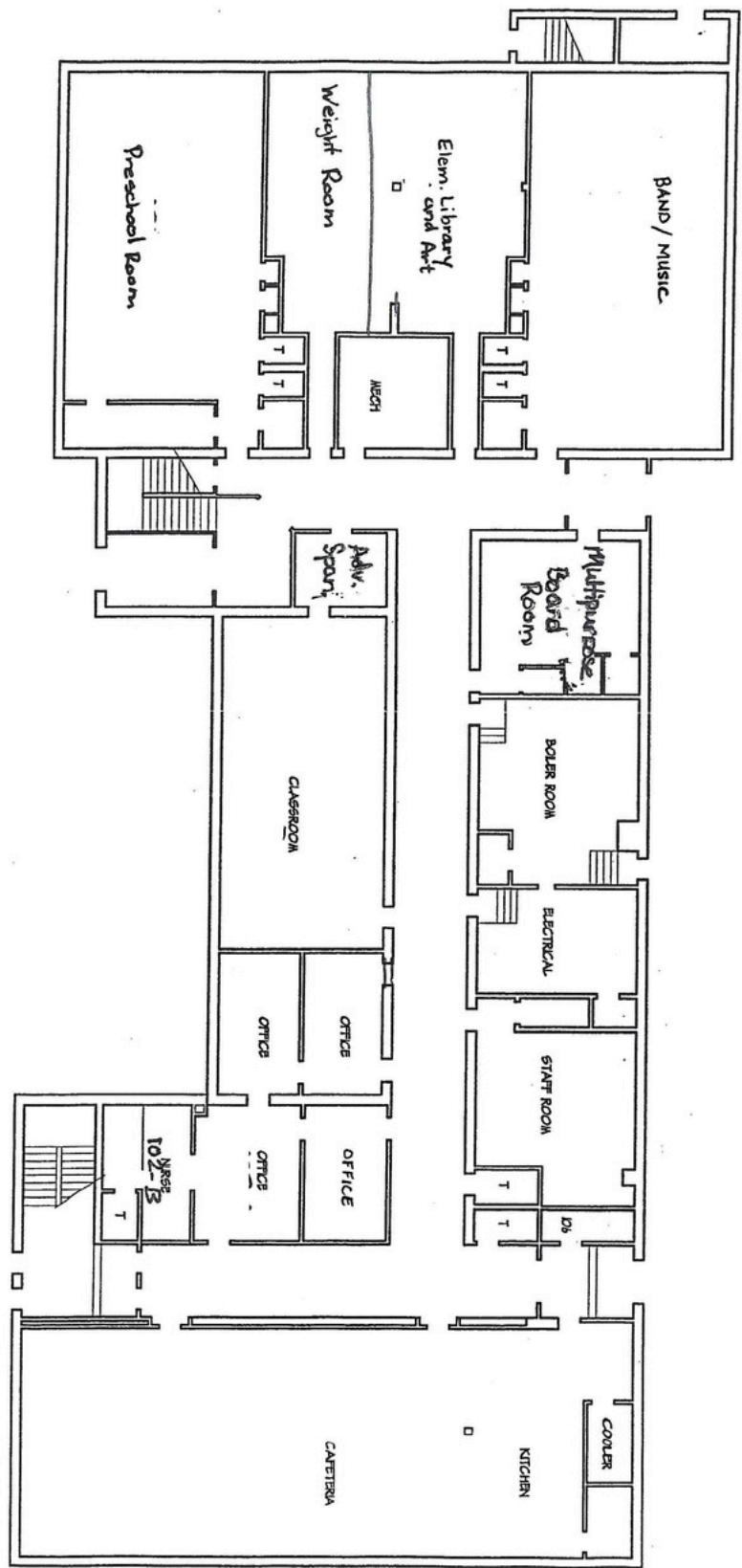


**TANNER NORDLUND**  
Commercial Agent



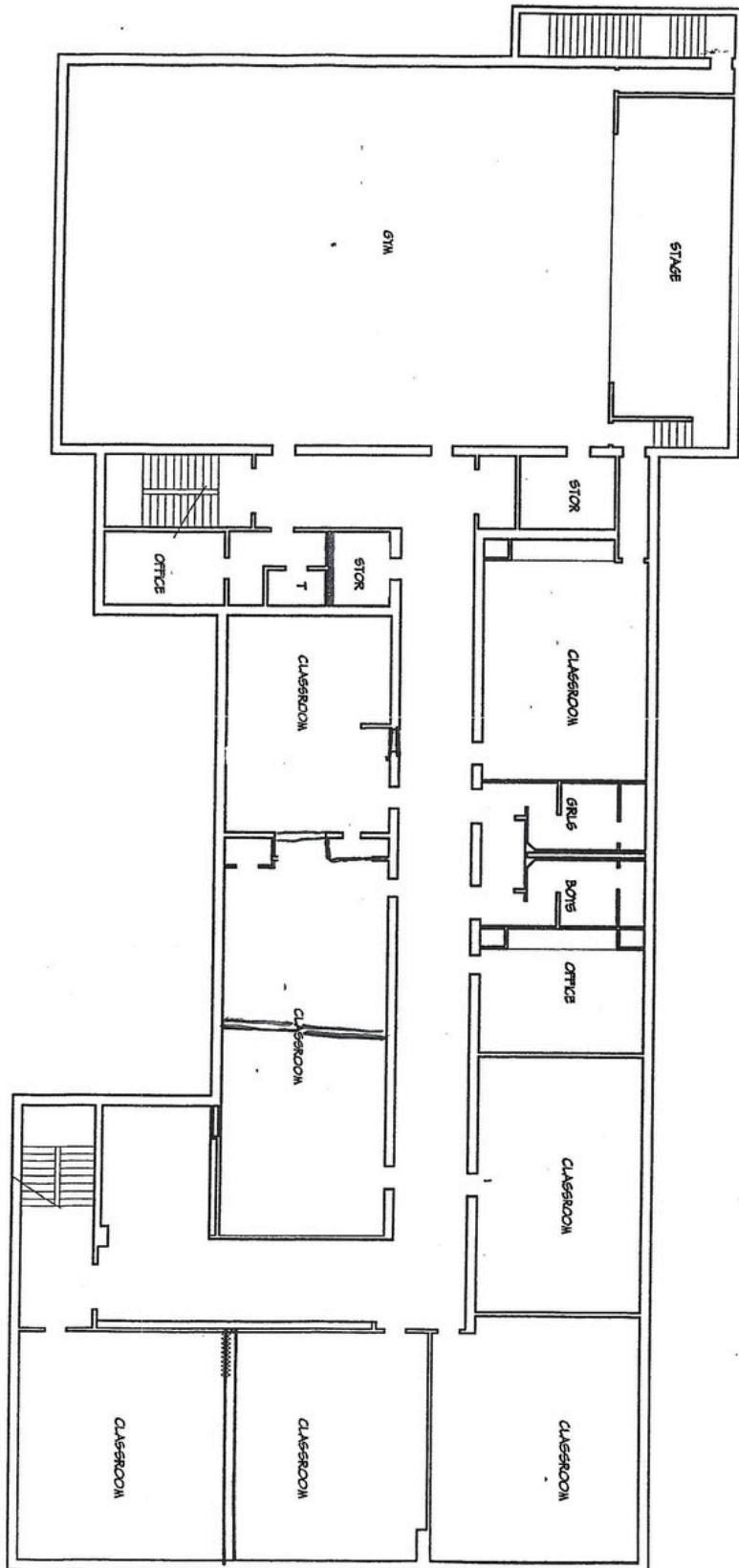
# Floor plan - main floor

MAIN FLOOR PLAN



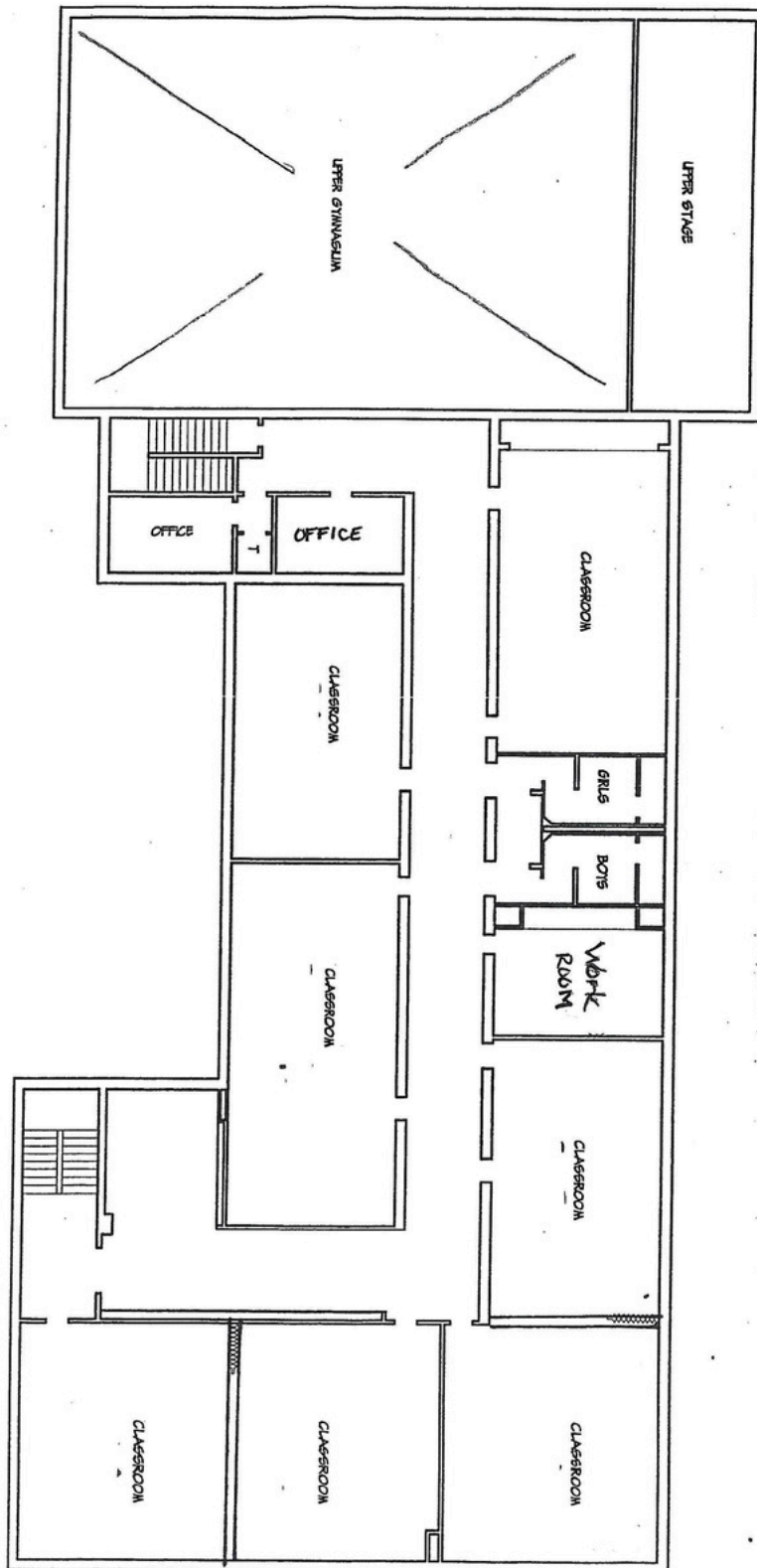
Floor Plan

## SECOND FLOOR PLAN



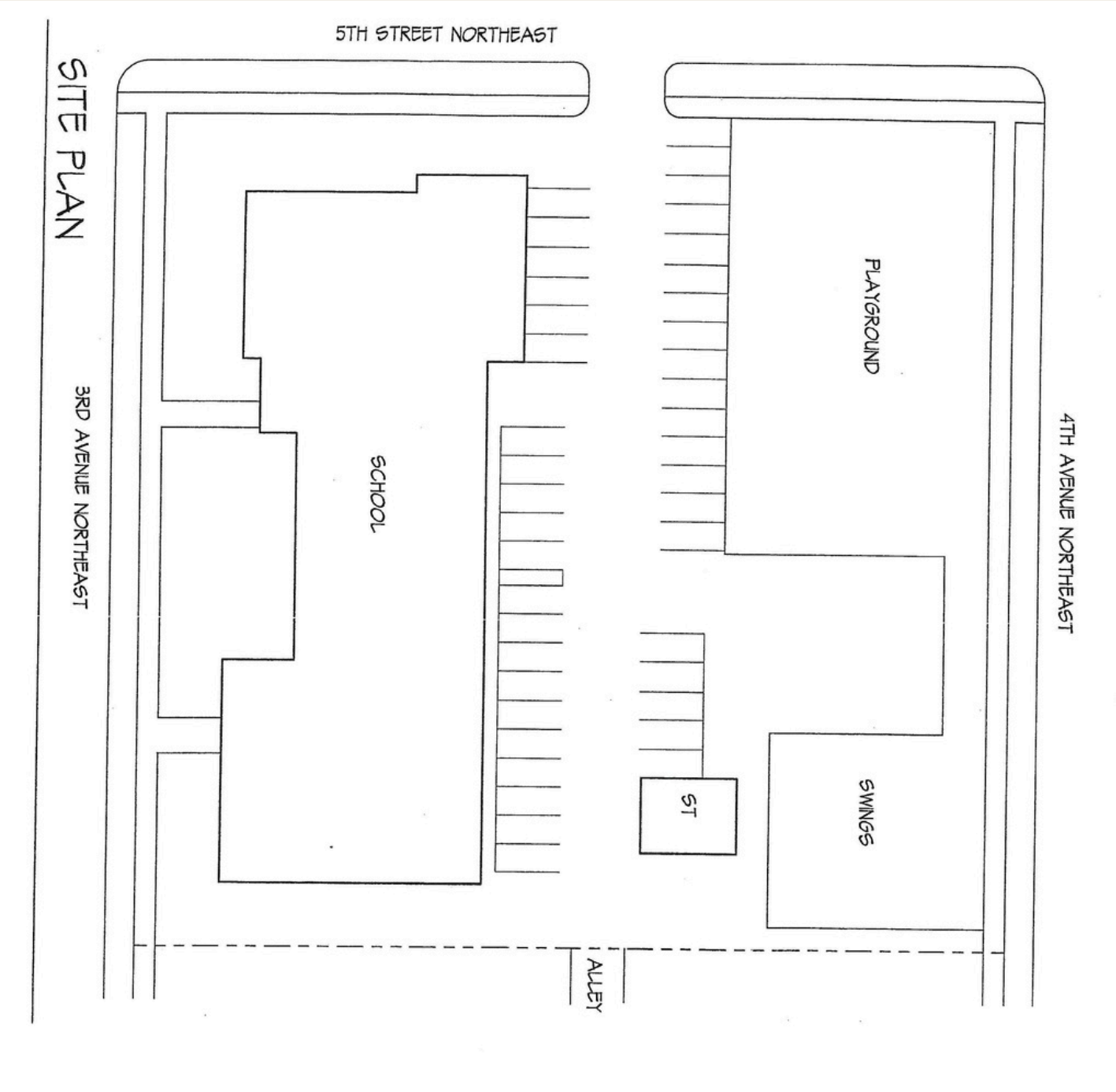


# Floor plan - third floor



THIRD FLOOR PLAN

# Site plan





# Photos





# Photos





# Photos





# Photos







**Thank  
You!**

**Let's Get  
In Touch**

**Contact us:**

tanner@parcel.properties  
320-828-0395

**Visit our website:**  
Parcel.Properties