
4 LEVEL OFFICE & SHOP

700 41st Ave N | St. Cloud, MN 56303



FOR SALE | \$650,000

4 Level Split

2,516 SF Shop

3,652 Office/Flex Space



PROPERTY DESCRIPTION

Originally a Firehouse built in 1976 with updated finishes throughout. Renovations made during mid to late 90s with quality architectural finishes and design!

Close Proximity to HWY 15
Two: 12' x 12' Overhead doors
Zone Forced Air Heating and Cooling
Air Exchanger

Key Fob Entrance
Security System
Up to 18' Ceilings
Furniture & Fixtures Negotiable





FOR SALE | \$650,000 | 6,168 SF

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CONTACT

320.257.5400
RICEPROPERTIES.COM

BEN COPPERTHITE

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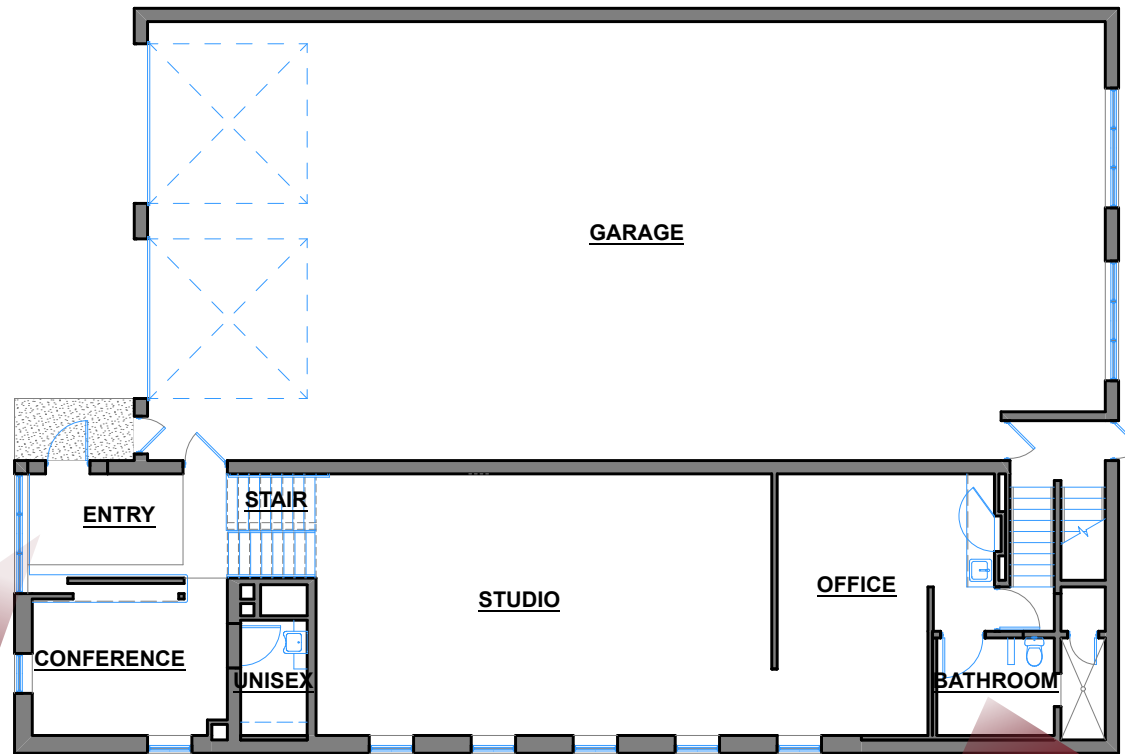


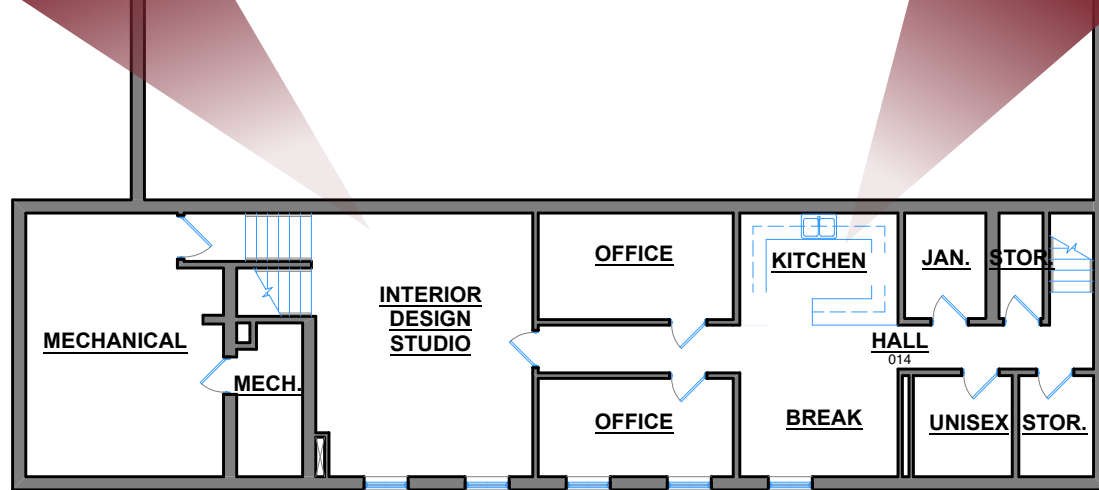
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FLOOR PLAN

Main Level





FLOOR PLAN
Lower Level



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AERIAL VIEW
& Neighboring Businesses

NEIGHBORING BUSINESSES + LANDMARKS

- Highway 15
- Veterans Dr
- Centrasota Oral Surgeons
- West Rock
- White Cap
- Office Furniture Solutions
- Kwik Trip
- Sentry Bank
- Viking Coca-Cola
- Direct Fulfillment
- Eye Kraft Optical
- Peak Physique St. Cloud
- Apollo High School
- Crossroads Mall
- Apex Engineering Group, Inc
- Lenny's Crossroads Automotive
- SouthPaw Upholstery
- Advantage Insurance



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