

ST CLOUD BUSINESS CENTER

14 & 20 North 7th Avenue

Downtown St. Cloud

FOR SALE

\$750,000



Investment Opportunity in the First Successful Business Center in St. Cloud! Ideal Target for a 1031 Exchange or Owner Occupied Investment Property

Located in the heart of downtown St. Cloud on 7th Avenue across from Court House Square. Over 38,000 SF in this multi tenant office building which was one of the first successful business incubator properties in the St. Cloud area.

For many years, the property owner operated their own business in a large portion of the building and rented individual offices and suites to other businesses offering shared amenities such as conference rooms, break room, & reception area which proved to be incredibly successful with some of those tenants still in the building today over 20 years later!

Property Features:

- Built in 1898 as Eich Studebaker Garage and operated for many years until 2005 as St. Cloud Business College
- Renovated with quality finishes, large open reception area, conference rooms and original hardwood floors in prime suites
- Front door and elevator secured entry card reader system. Nova Pro installed in 2023
- 6 security cameras with the ability to add 12 additional cameras
- Elevator updated in 2019 per Minnesota State Code
- Wireless internet access points installed on all floors in April 2024
- 8 reserved parking spaces located on the side and back of the property
- Heating systems – Hurst steam boiler used to heat the lower level, 1st and 2nd floors with a hot water boiler system on 3rd floor
- Cooling systems – entire property is cooled with individual central air conditioner units
- Annex Building at 20 N 7th Avenue has 4,200 SF office and secured lower level storage area
- Built in 1961
- New roof in 2023
- Forced air heating and cooling system

For more information contact:

Sheila DeVine
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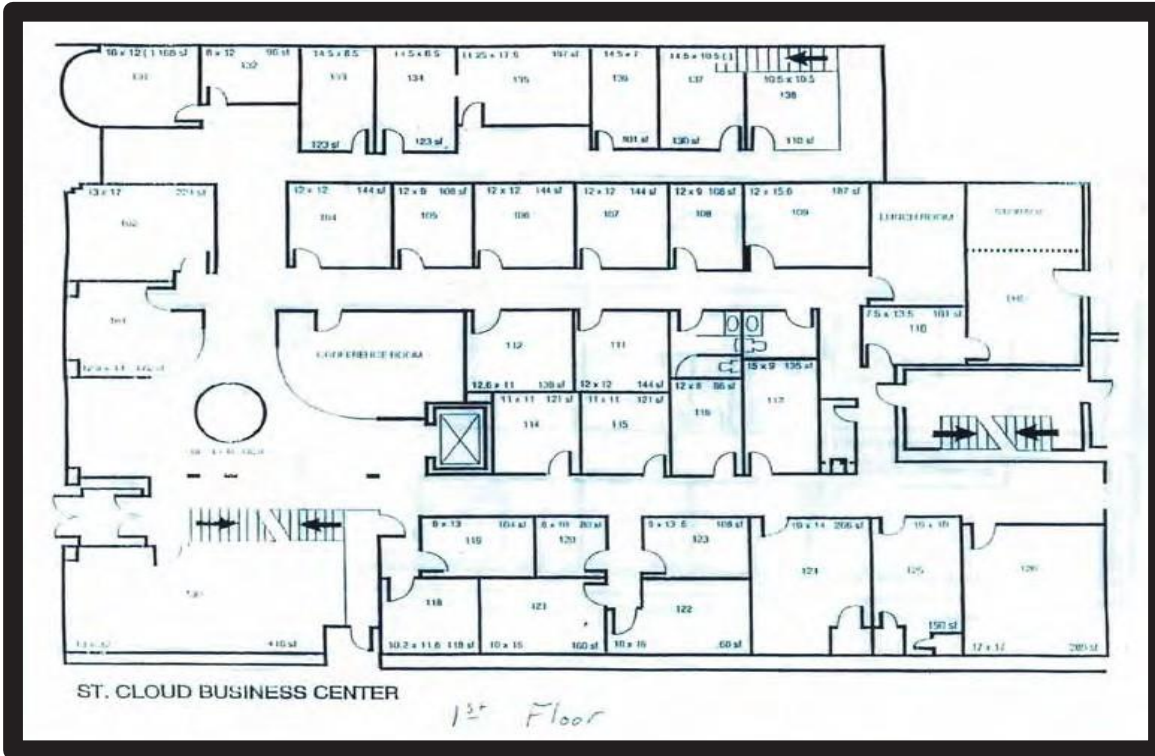


Tom Krenz

320.250.6274

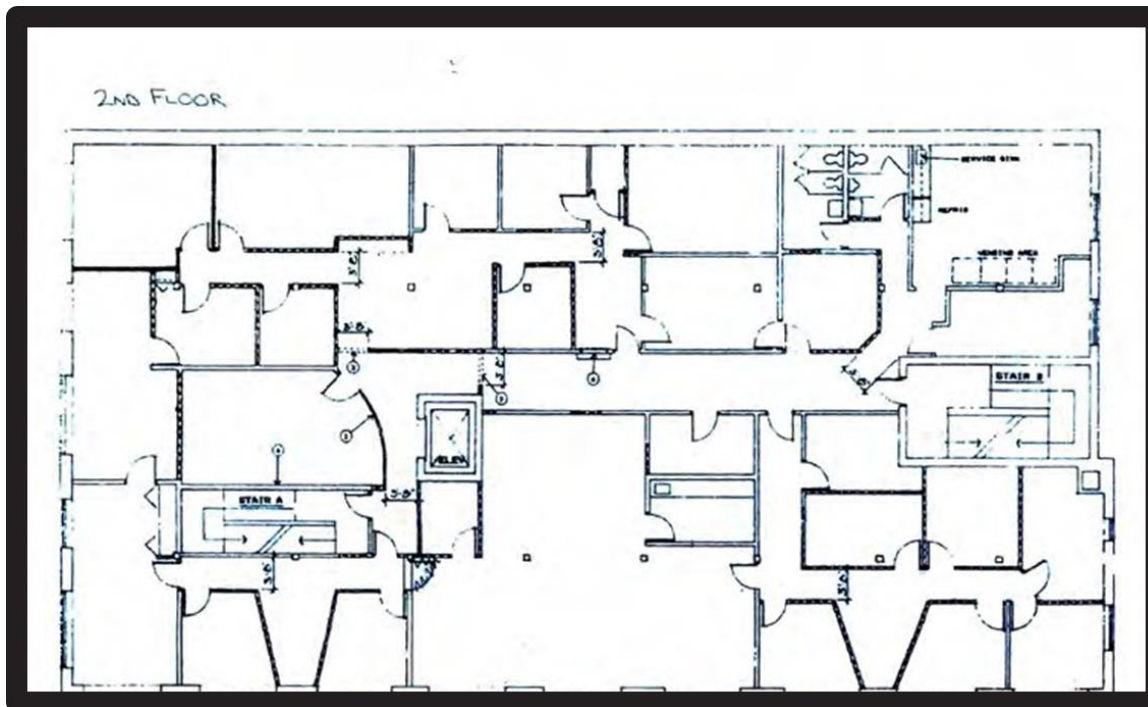
tkrenz@hotmail.com

First Floor with Annex 10,609 SF



33 Offices with Reception Area, Conference Room & Break Room

2nd Floor 8,509 SF



24 Offices with Conference Room

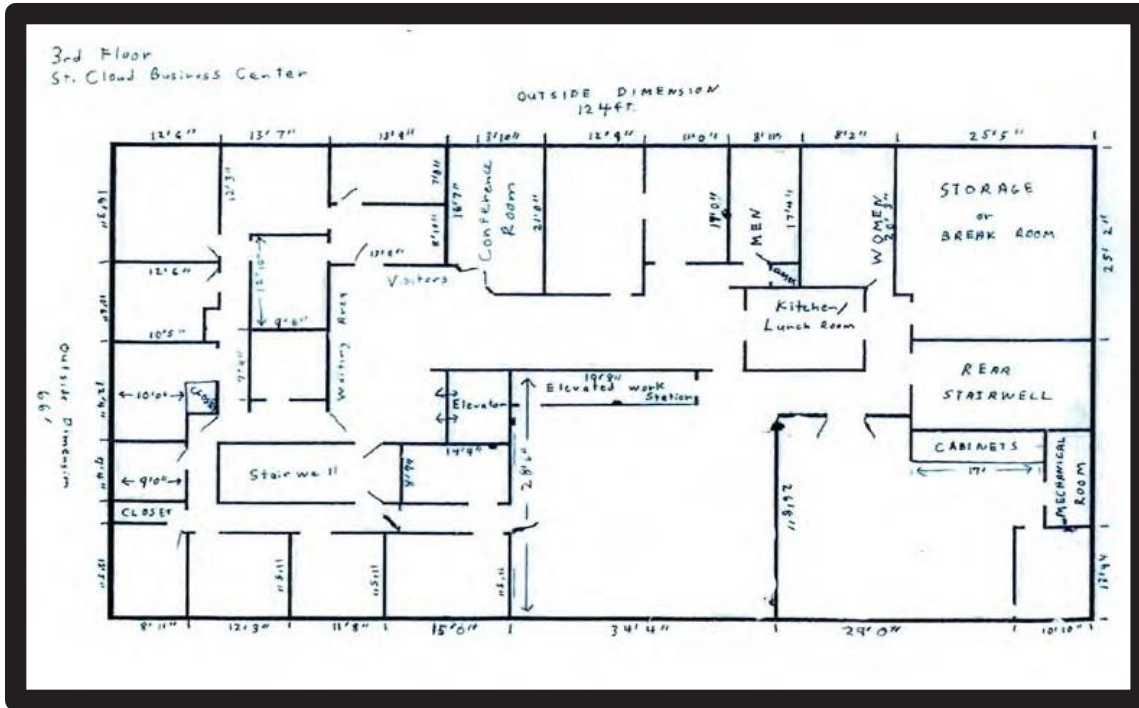
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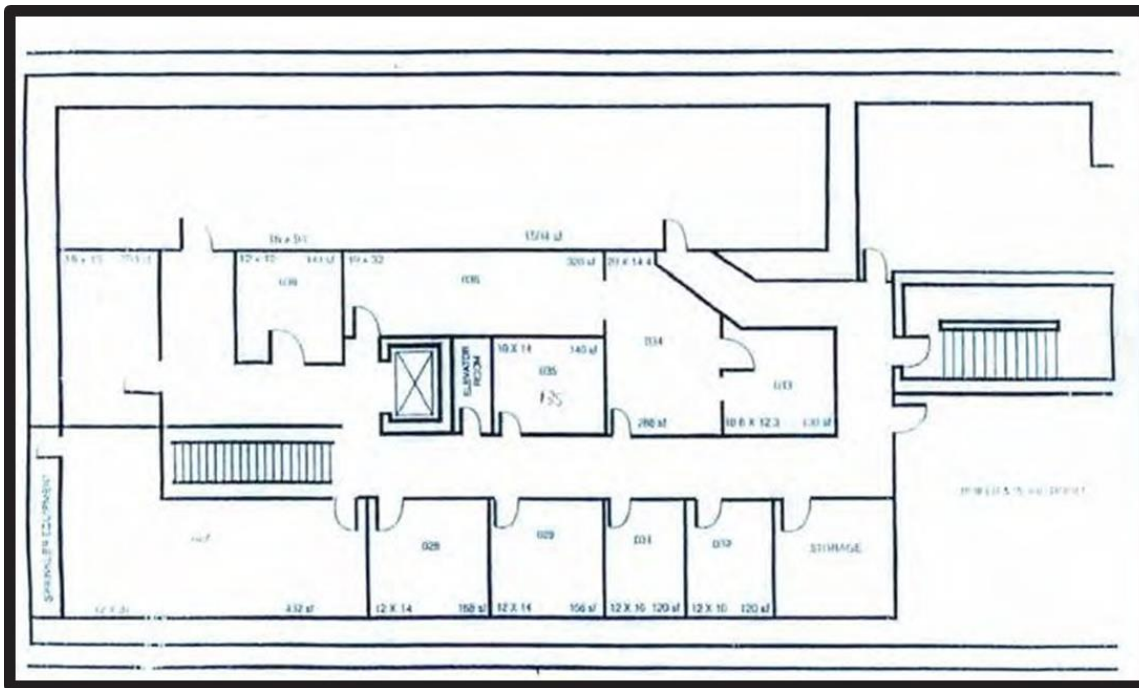
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3rd Floor 8,509 SF



25 Offices with Possible Conference or Training Room

Lower Level 10,609 SF



12 Offices Plus 2,100 SF of Storage

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