

Office Building

27 7TH AVE N

27 7TH AVE N, SAINT CLOUD, MN 56303

FOR SALE



PROPERTY DESCRIPTION

Located on the corner of Courthouse Square and 7th Ave N is this recently redone multi-tenant building in the heart of Downtown St. Cloud for sale. The building is just one block off of West Saint Germain Street, which is Downtown St. Cloud's premier commercial corridor, and three blocks off of Division Street which is St. Cloud's most densely traveled road. There are a variety of business uses surrounding the property ranging from local and national groups encompassing everything from retail to office including the Stearns County Courthouse being located just one block away.

PROPERTY HIGHLIGHTS

- Corner location for prime visibility and accessibility
- Three blocks north from the intersection of Division Street and 7th Avenue South
- Easements in place which would provide future owner and tenants access to an elevator and bathrooms
- Recently renovated first floor space
- Equipment could be negotiated as part of sale

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	19,602 SF
Building Size:	6,179 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,484	40,661	54,215
Total Population	16,442	95,780	132,488
Average HH Income	\$49,215	\$63,016	\$71,326

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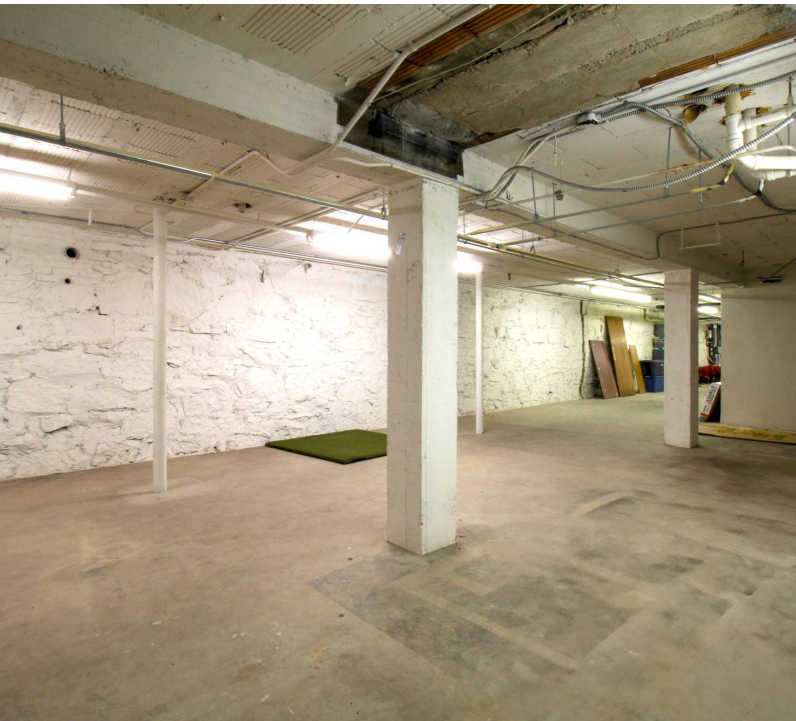
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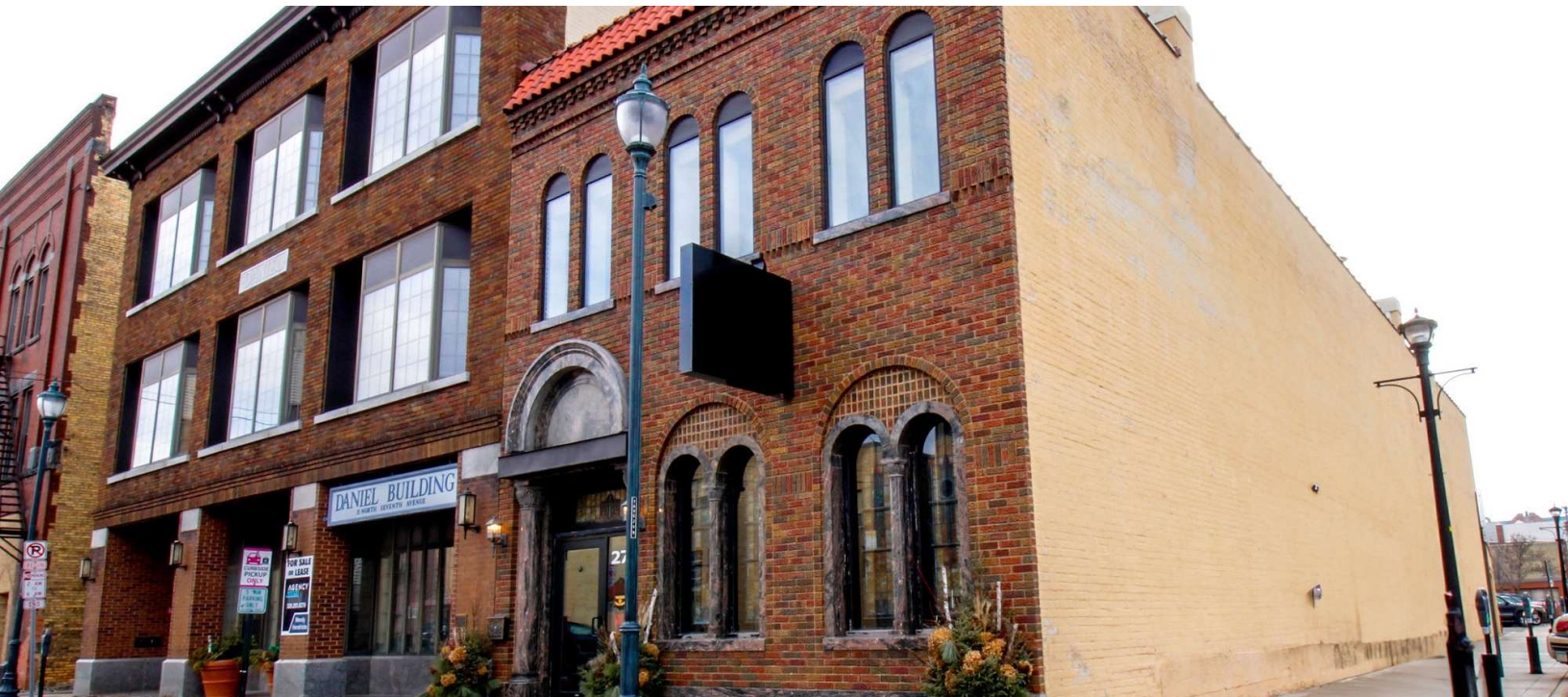


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Google

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