

Aerial View



MV COMMERCIAL REAL ESTATE

For Sale

\$1,400,000

ASKING PRICE

585 & 607 1st Street SE, Saint Cloud, MN 56304

6,340 SF owner unit available • \$6,557.50/mo income in place • 22,100 SF total

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Building Specifications

OWNER UNIT • 585 BUILDING

6,340 SF available

16 ft clear height

14 ft drive in door + 10 ft dock

Renovated 2025 to 2026

LEASED • 607 BUILDING

15,760 SF, two tenants

12 ft clear height

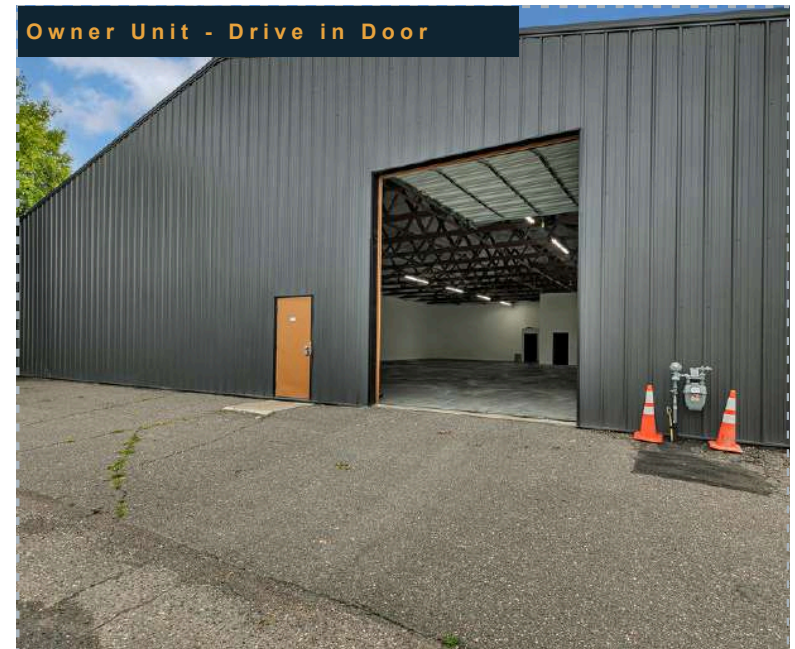
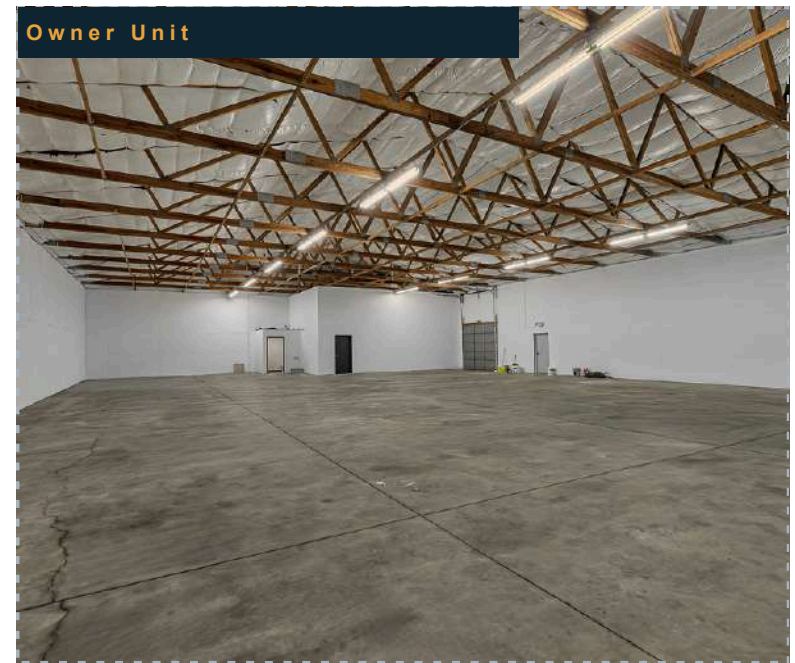
1,415 SF remodeled office

\$6,557.50/mo income

Total building SF	22,100 SF, two attached buildings
Year built	607: Built in 1961 - fully renovated 2023 to 2026 585: Built in 1980s - fully renovated 2026
Clear heights	607: 12 ft 585: 16 ft
Loading	3 dock doors, 3 drive in doors, ramps and doors updated 2023
Power	Three phase, 3 panels at 200 amps each, new panel in owner unit
Construction	607: Concrete block 585: Steel with engineered trusses, no interior posts
Sprinkler	607: Yes 585: No
Floor Drains	607: Yes 585: Utility sink only
Roofs	607: 60 MIL single ply EPDM roof replaced in 2023 585: Metal roof recoated 2023
HVAC	607: New Rheem 84,000 BTU furnace & 4-ton Rheem rooftop AC unit, both installed 2023. Includes 3 Reznor ceiling hung gas unit heaters serving the warehouse spaces. 585: Two brand new Reznor ceiling-hung gas unit heaters. 175k BTUs and 30k BTU
Utilities	Public Utilities. City water & sewer. Gas and electricity are separately metered per unit. Single water meter for both buildings.
Site / parking	1.02 acres, approx. Parking: 16 surface spaces, 12 spaces dedicated to the owner unit
Zoning	I2 General Industrial, City of Saint Cloud
Sale price	\$1,400,000 (\$63/SF)
2026 RE taxes	\$20,546 total (\$0.93/SF), commercial classification

Parcels PID 17.00186.00 and PID 17.01143.00

585 & 607 1ST STREET SE — ST. CLOUD, MN



Own your building. Your tenants pay most of the loan.

Stop writing rent checks. Move your business into a fully renovated 6,340 SF warehouse unit with 16 ft clear height, a 14 ft drive in door, a dock, a private bathroom, new three phase electrical panel, new heaters, new insulation, new LED lighting, and 12 dedicated parking spaces. Two established tenants next door send you \$6,557.50 every month on three year leases. You occupy your own space at a fraction of market rent while every payment builds your equity instead of your landlord's.

INCOME IN PLACE

TENANT	SF	TERM	MONTHLY RENT
Premium Auto Styling	4,200 SF	3 YR, 10/1/25 to 9/30/28	\$2,795
Bayleen Design	11,500 SF	3 YR, 1/1/26 to 12/31/28	\$3,762.5
Total	15,560		\$6,557.50*

Modified gross leases. Tenants pay their own utilities, landscaping, snow removal, and interior maintenance of their units. 7.5% Annual Rent Increases.

*Rent shown effective January 2027.

INCOME THAT GROWS, OPTIONS THAT STAY OPEN

Both suites are leased to established, successful businesses on three year terms with scheduled rent increases already built in, so contractual income grows from day one. At each lease maturity, ownership holds every option: renew strong tenants, align rents with the prevailing market, or expand your own operation into additional space, up to the full 22,100 SF over time, all on your schedule and without ever buying another building.

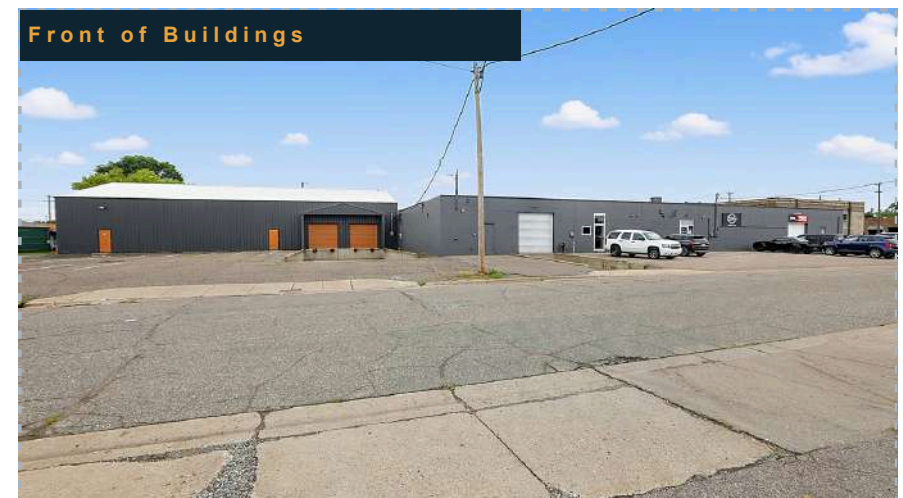
THE OWNERSHIP MATH

Purchase Price	\$1,400,000
Down Payment (25%)	\$350,000
Loan Amount	\$1,050,000
Rate Amortization	6.50% 25 YR
Monthly P&I	~\$7,090
Tenant Income in Place	\$6,557.50

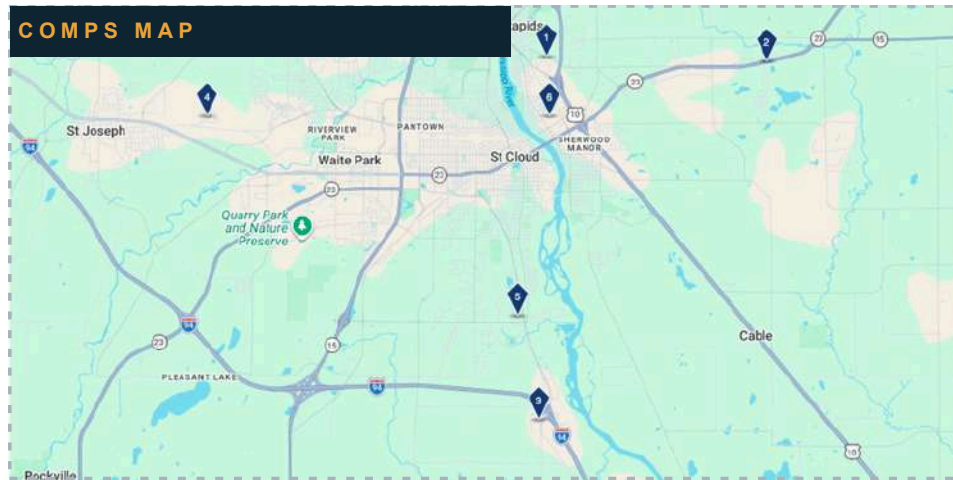
TENANTS COVER ~92% OF P&I

Financing example is illustrative only and not a commitment to lend. Buyers to confirm terms with their lender.

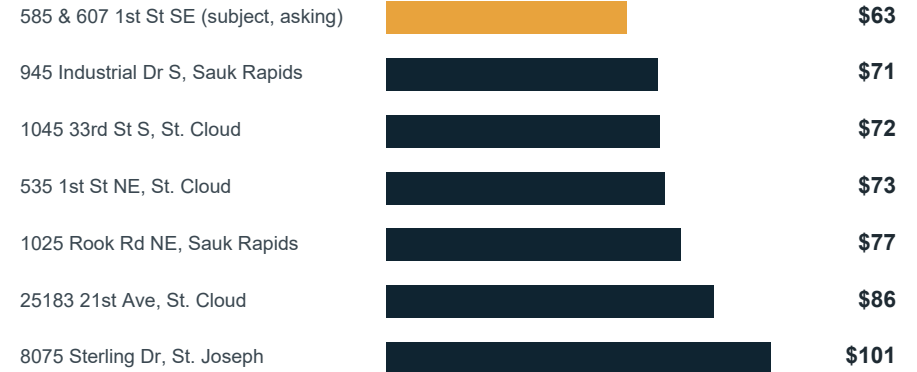
The Net Effect: An owner occupies a renovated 16 ft clear warehouse for far less than the roughly \$8.70/SF gross rent that comparable space commands in the St. Cloud market, while amortizing a loan instead of paying a landlord.



Comparable Sales | Priced below every recent comparable



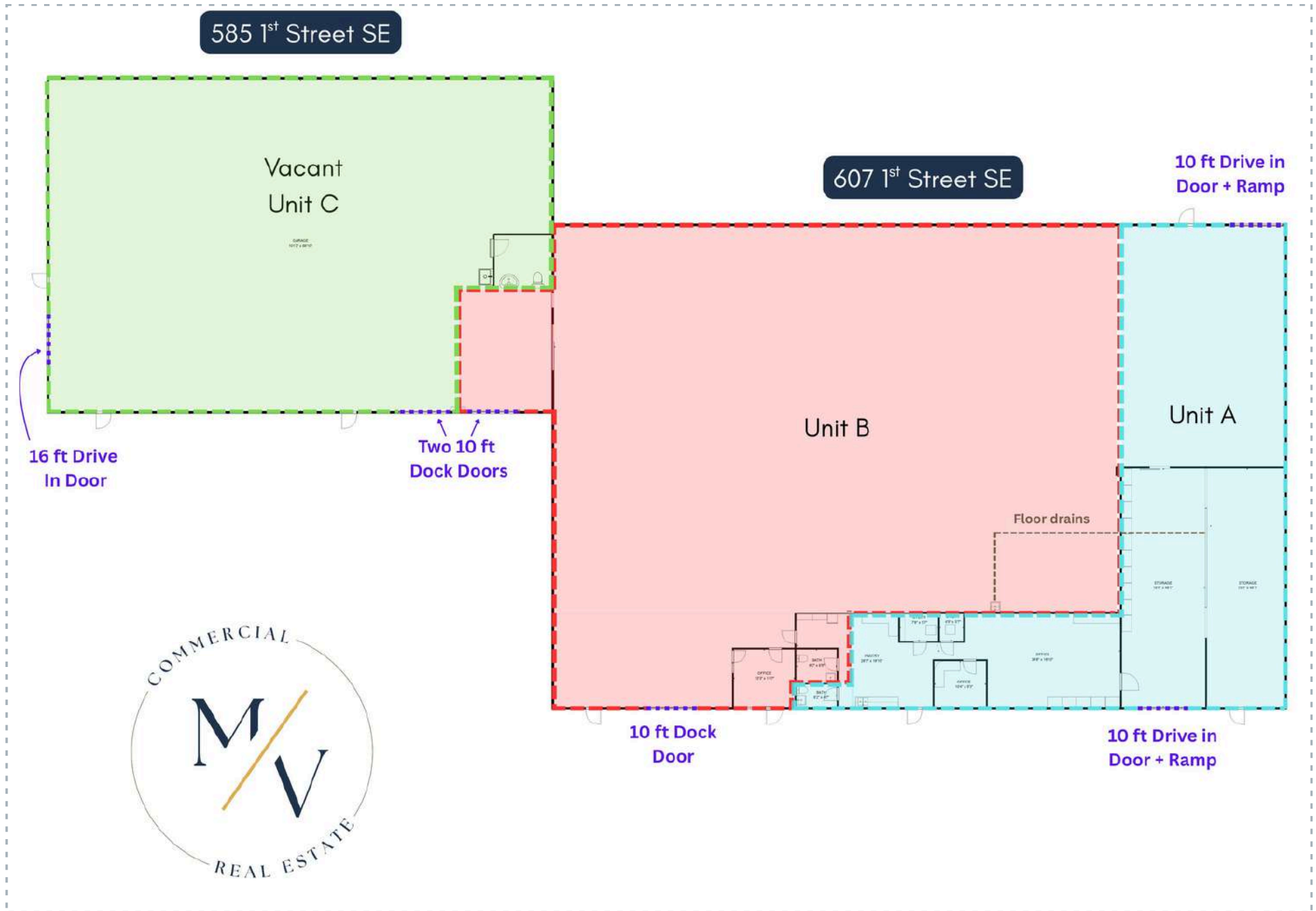
SALE PRICE PER SF



#	ADDRESS	TYPE	BUILT / RENOV	SIZE	SALE DATE	PRICE	\$/SF
1	945 Industrial Dr S, Sauk Rapids	Manufacturing	1996 / 2000	23,550 SF	5/15/2026	\$1,680,000	\$71.34
2	1025 Rook Rd NE, Sauk Rapids	Warehouse	1986	10,337 SF	2/26/2026	\$800,000	\$77.39
3	25183 21st Ave, St. Cloud	Warehouse	1999	10,230 SF	12/15/2025	\$880,000	\$86.02
4	8075 Sterling Dr, St. Joseph	Warehouse	2007	11,880 SF	7/9/2025	\$1,199,500	\$100.97
5	1045 33rd St S, St. Cloud	Manufacturing	1975 / 2004	46,000 SF	12/18/2024	\$3,300,000	\$71.74
6	535 1st St NE, St. Cloud (Simonson Lumber)	Industrial	Portfolio sale	45,000 SF	7/11/2024	\$3,290,323	\$73.12
S	585 & 607 1st St SE, St. Cloud (subject)	Office / Whse	1961 / 2026	22,100 SF	Asking	\$1,400,000	\$63.03

At \$63/SF, the subject is priced below every comparable sale in this set, against a comp average of \$76/SF and median of \$75/SF, despite a completed 2025 to 2026 renovation and \$6,557.50/mo of income in place. Source: CoStar comparable sales, July 2026.

Floor Plan



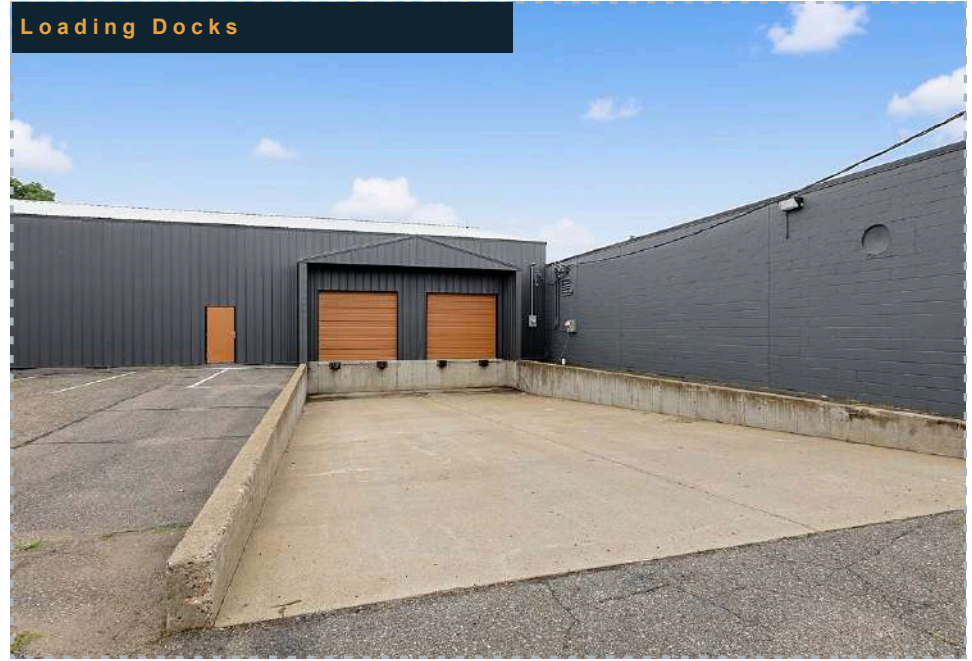
Property Photos



Exterior



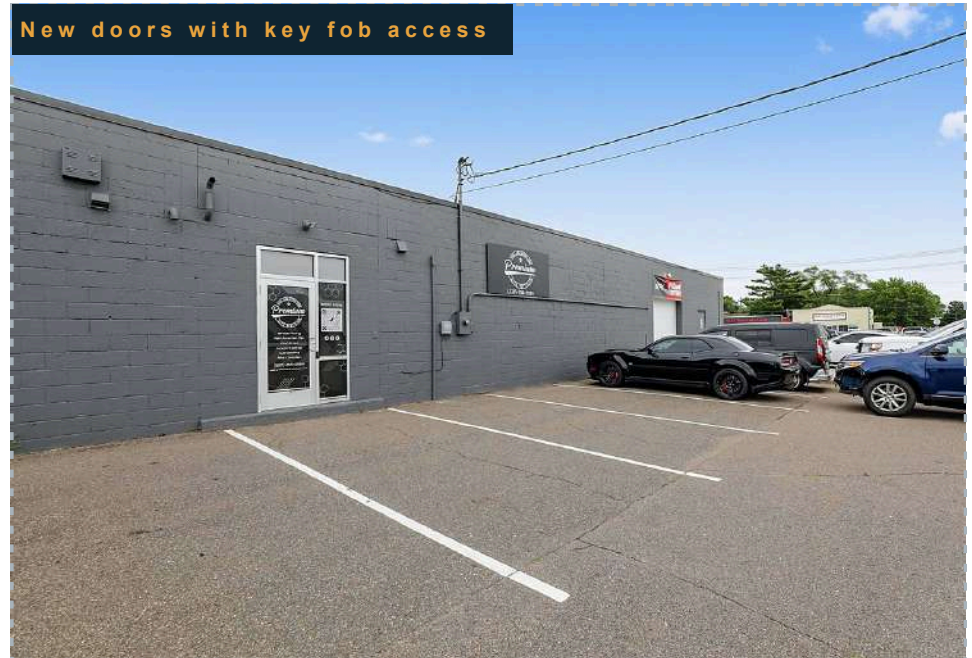
Loading Docks



New Drive in Ramp



New doors with key fob access

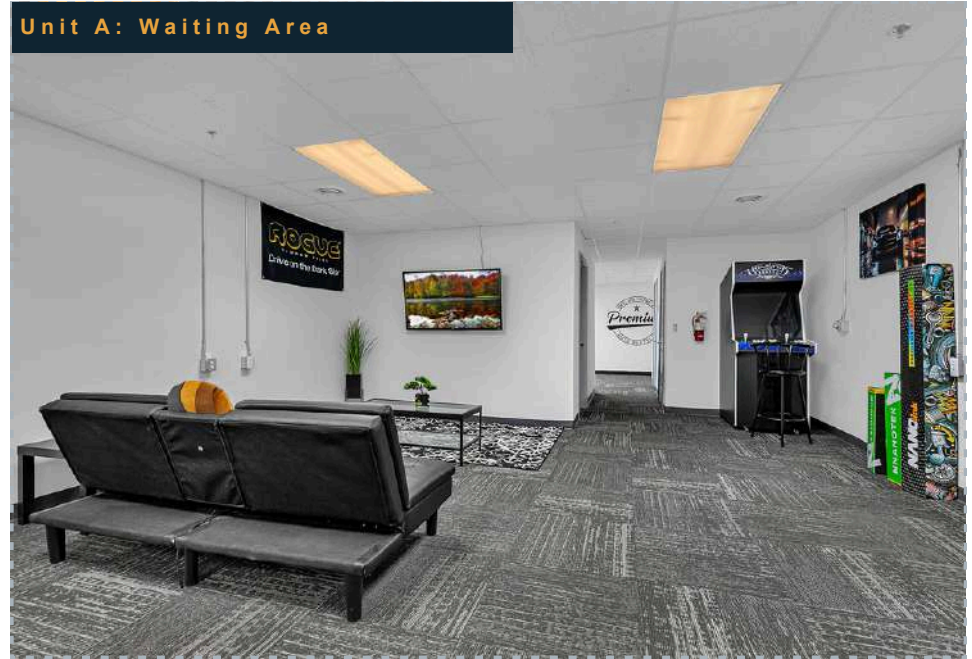


Property Photos

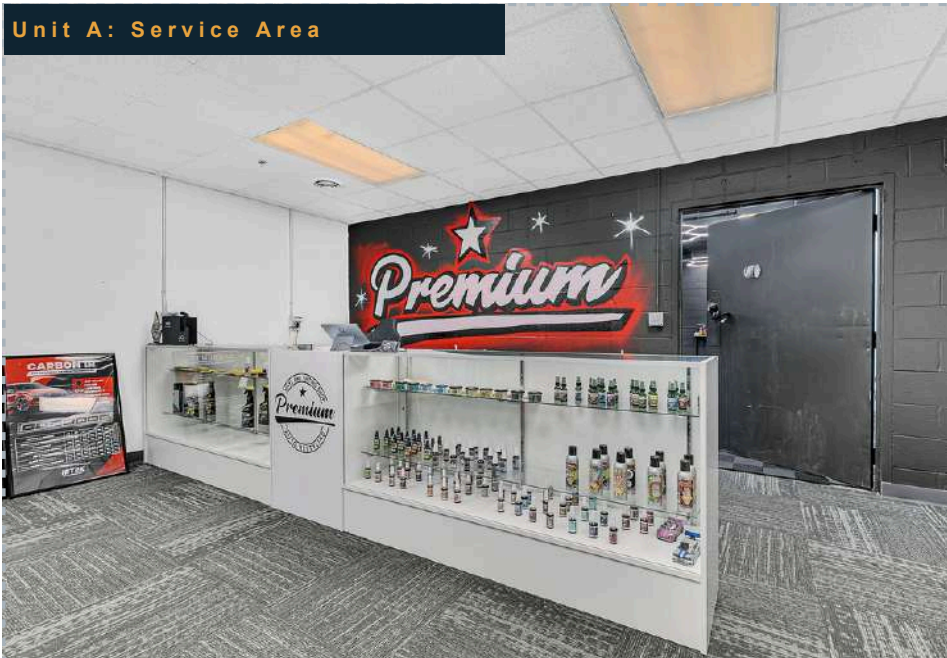
Unit A: Main Entrance



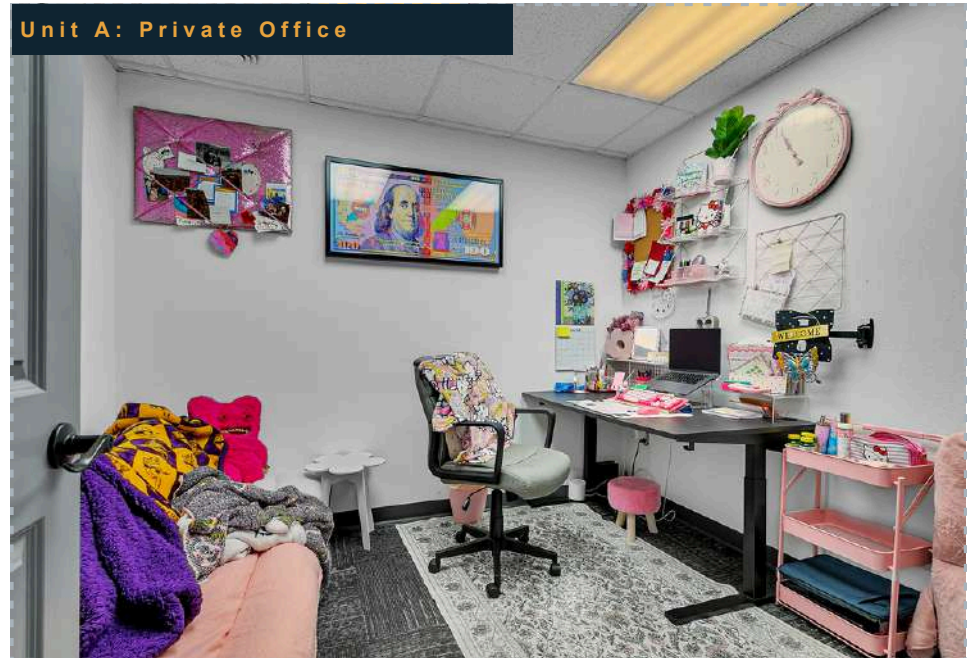
Unit A: Waiting Area



Unit A: Service Area



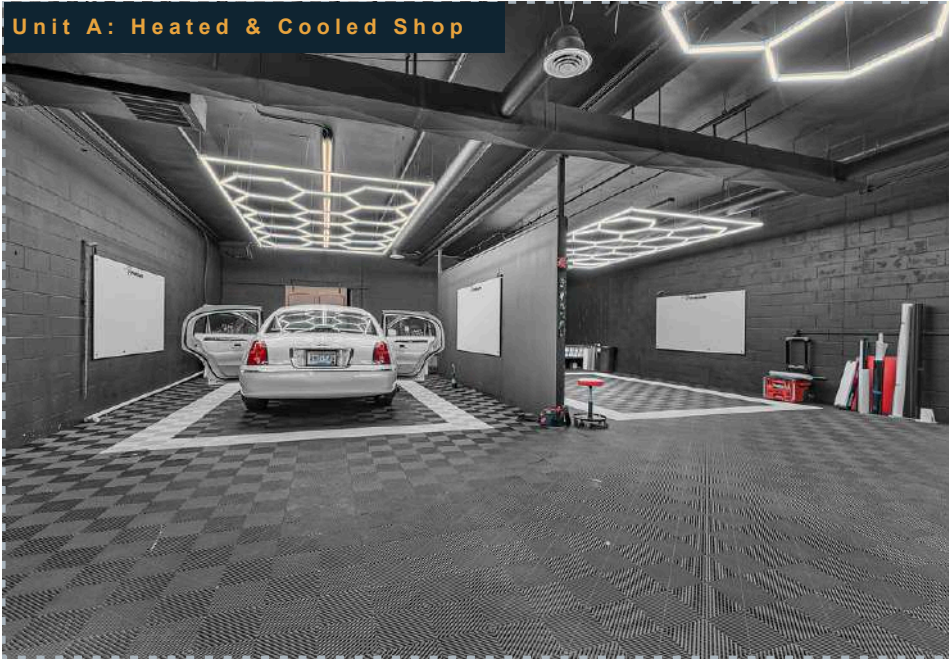
Unit A: Private Office



Property Photos



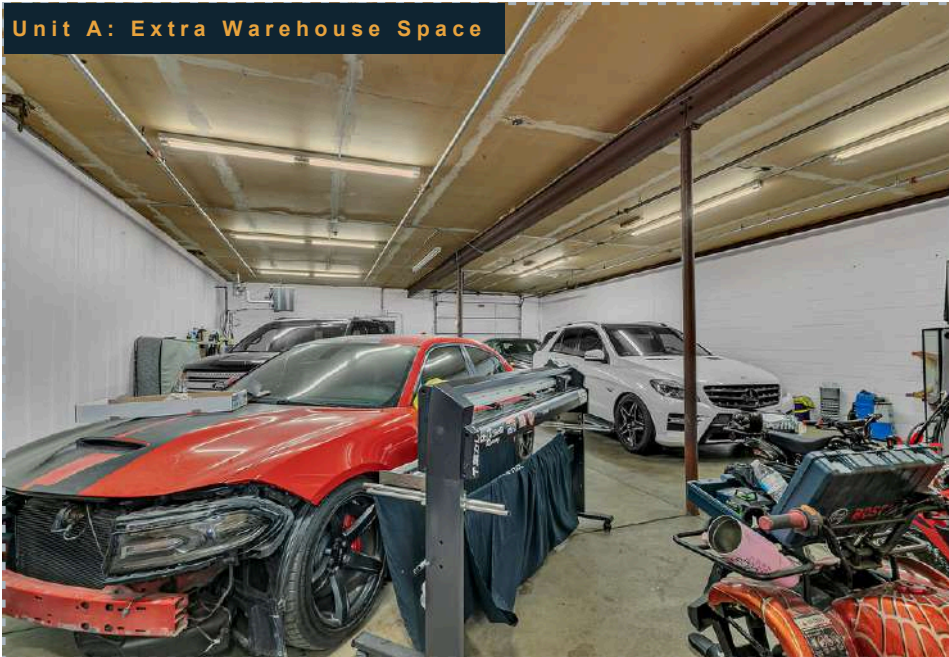
Unit A: Heated & Cooled Shop



Unit A: Drive in & Shop



Unit A: Extra Warehouse Space



Unit A: Drive in to Extra Whse



Property Photos

Unit B: Entrance & Docks



Unit B: Main Entrance & Office



Unit B: Main Entrance & Office



Unit B: Bathroom



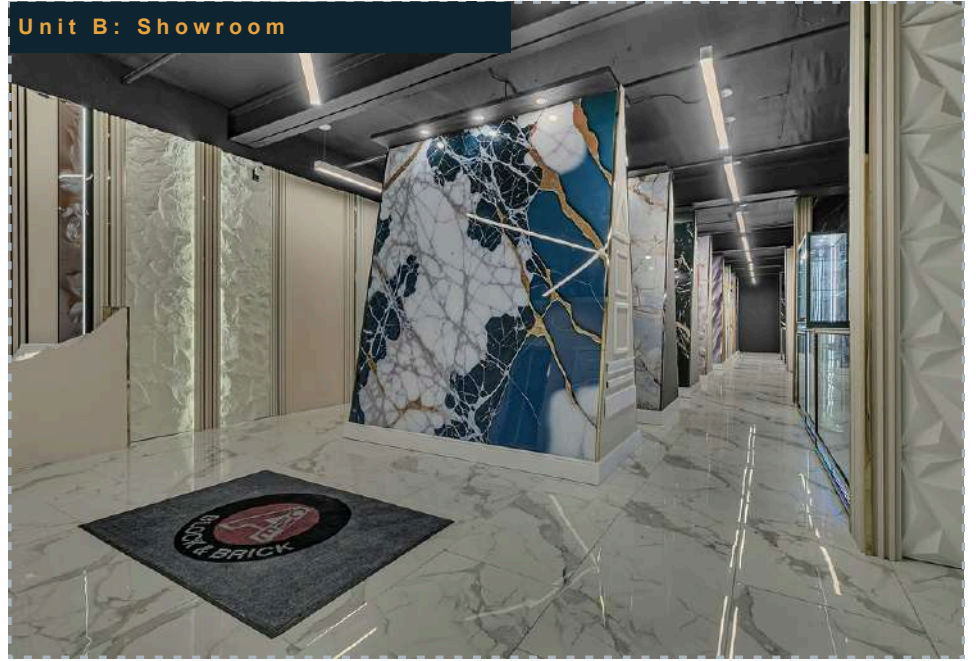
Property Photos



Unit B: Showroom



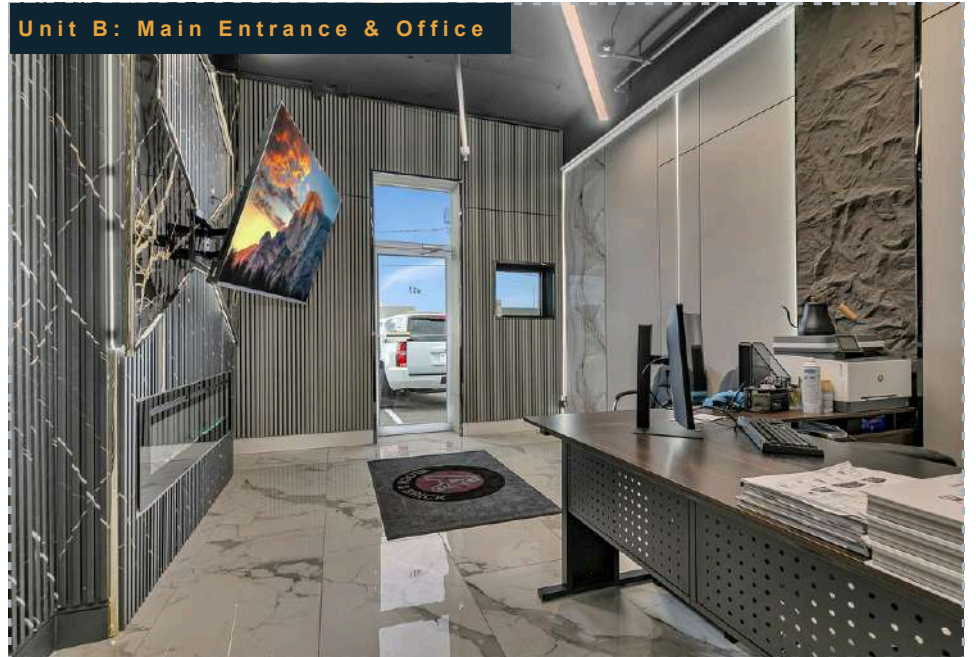
Unit B: Showroom



Unit B: Hallway to Bathroom



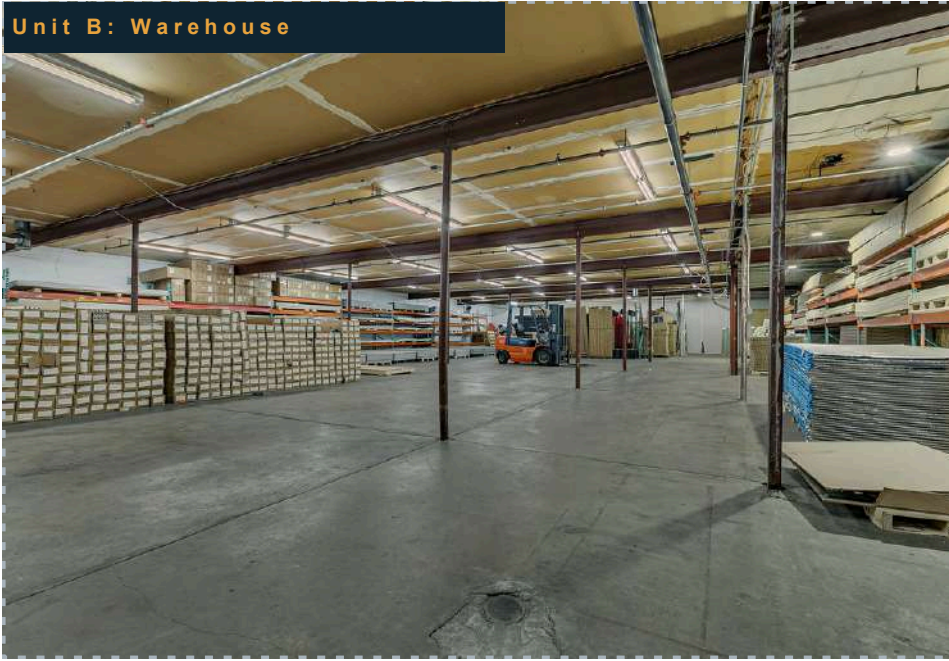
Unit B: Main Entrance & Office



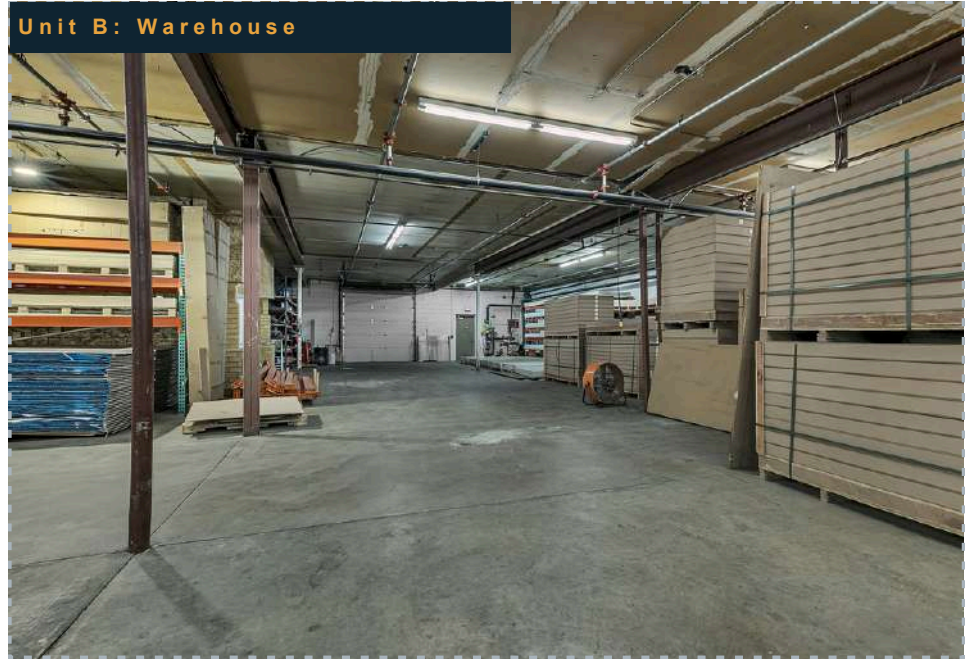
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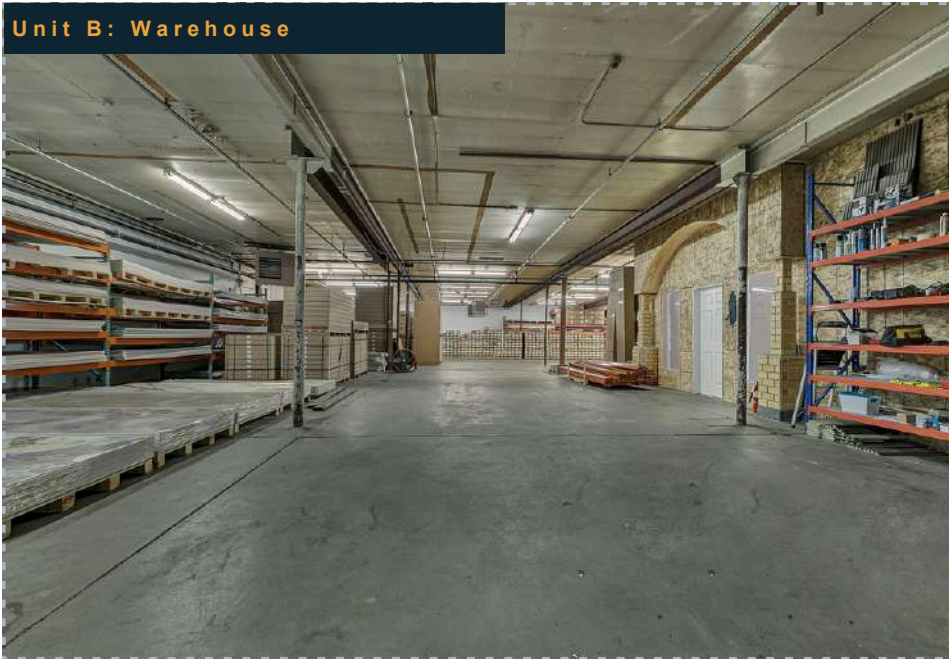
Unit B: Warehouse



Unit B: Warehouse



Unit B: Warehouse



Unit B: Warehouse



Property Photos



Unit 585: Front & Side



Unit 585: Drive in & Gas Meter



Unit 585: Working Area



Unit 585: Working Area



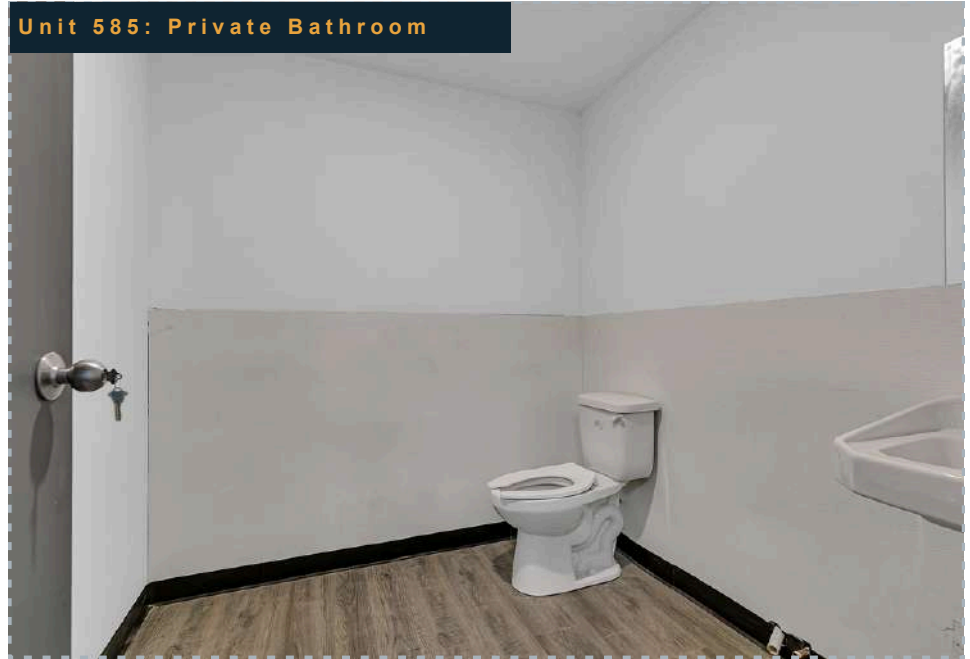
Property Photos



Unit 585: Bathroom & Utility Sink



Unit 585: Private Bathroom



Unit 585: Parking Lot



Unit 585: Front



Location



**A RETAIL CORRIDOR THAT WORKS
FOR YOUR CREW AND CUSTOMERS**

Walking distance to Target Saint Cloud East, directly across Highway 10
New Caribou Coffee and Mister Car Wash, signs of an east side retail resurgence
\$43.7M highway 10 and 23 interchange rebuilt by MnDOT, completed November 2024, two minutes away
Lincoln Avenue SE fully reconstructed in 2025 (\$5.7M city project) with new water main and sewer at the property's corner
New east side crossing bridge (2024) improves local circulation
Three minutes to downtown Saint Cloud, approx. 50 minutes to the Twin Cities metro
Regional labor pool of approx. 30,000 production and skilled trade workers
Every access road rebuilt within the last two years, no construction disruption ahead



WHAT CAN YOU RUN HERE? (I2 ZONING)

- Machine shop
- General manufacturing
- Warehousing & distribution
- Motor vehicle repair & dealership
- Motor vehicle parts retail
- Cold storage
- Building materials sales
- Bottling & distribution
- Truck terminal & more

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Showings by appointment only

Do not disturb tenants.

