

# WAITE PARK OFFICE

3308 5th St S | Waite Park, MN 56387



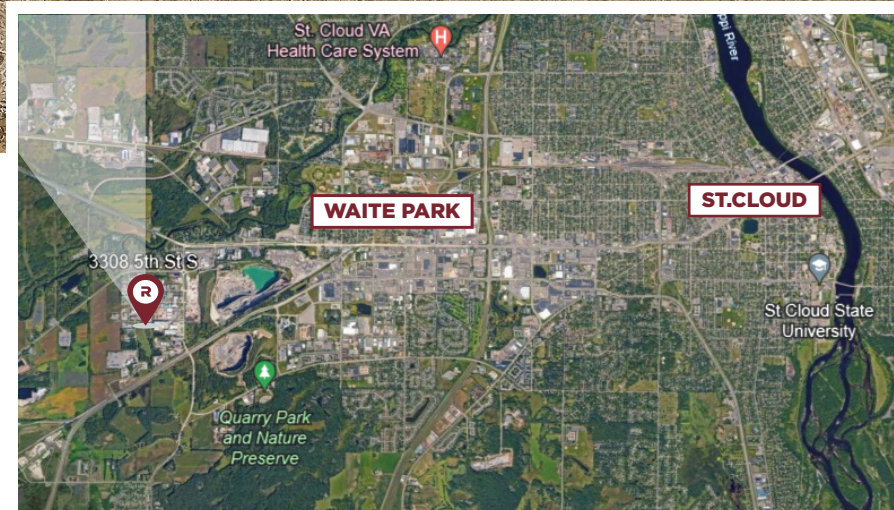
**FOR SALE | \$549,000**  
3,700 SF | +/- 1.0 acres

**BEN COPPERTHITE**  
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## PROPERTY DESCRIPTION

3,700 sf office/warehouse situated on +/- 1.0 acres is available for Sale in Waite Park, MN. Building consists of 1,200 sf finished office space and +/-2,500 sf of warehouse/shop space.

Sale Price: \$549,000 | Parcel ID 98.60672.0676 | 2024 Taxes - \$9,114.00 Park annual





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3,700 SF AVAILABLE

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## HIGHLIGHTS

### PROPERTY HIGHLIGHTS

- Flex space (office/warehouse/shop)
- Additional land, +-1.0 acres for expansion or outdoor storage
- Easy access to St. Cloud MSA and +/- 2 miles from I-94
- Current Tenant place, lease expires July 1, 2024

### BUILDING HIGHLIGHTS

- Quality construction and office finishes, built in 2003
- 16' clear height with 11' drive in door
- Floor drain and flammable waste trap
- In floor heat and unit heaters
- Multiple restrooms servicing office and warehouse
- +/-20 parking stalls.

### PROPERTY LOCATION

Great west side location for any mid-sized business.  
Located 2 miles from I-94 with easy access to Division Street and 2nd Street St. Cloud.

### MECHANICAL SYSTEMS

- Forced air throughout office.
- Heated and vented warehouse
- Single Phase
- City Services

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## EXTERIOR VIEW



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## AERIAL / LOCATION



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