



COMMERCIAL REALTY SOLUTIONS

Multi-Tenant  
Building



## FORMER HERBERGER'S RETAIL CENTER

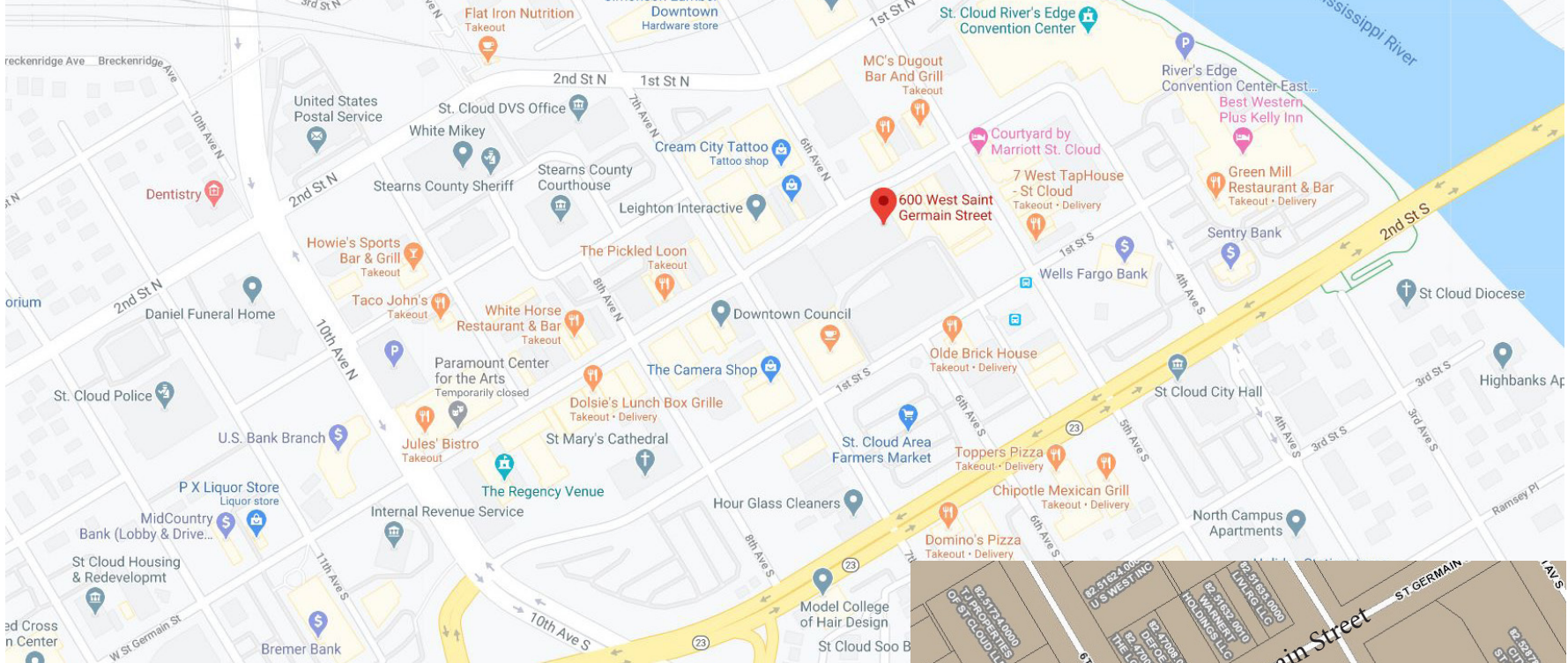
**168,768 total sf** (two floors plus basement, 1.33 acres)

600-660 W Saint Germain St, St. Cloud, MN 56301

Wayne Elam, Broker  
763.229.4982  
WElam@Crs-Mn.com

Eric O'Brien, Agent  
320.406.3910  
EObrien@Crs-Mn.com

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## PROPERTY LOCATION

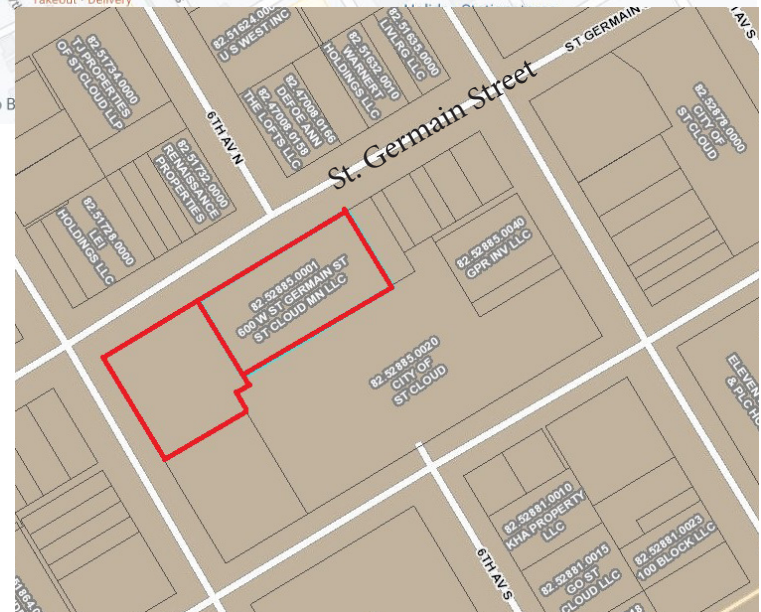
In Historic Downtown St. Cloud

North of Division Street

One Block from River's Edge Convention Center

Adjacent to Multi-Level Public Parking Ramp

Near Courtyard by Marriott Hotel



## TRAFFIC COUNTS - 2022

\* 5th Avenue S - 4,550 VPD

\* W. St. Germain - 3,900 VPD

\* Highway 23/Division St - 33,000 VPD

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# PROPERTY HIGHLIGHTS

## 168,768 Square Feet

55,697 sf Second Floor  
55,697 sf Ground Floor  
55,697 sf Lower Level

## Downtown Core Business District

Well-positioned on corner of 7th  
Avenue N. and W. St. Germain Street  
Population 196,400

## Multi-Tenant Building

Former Herberger's Building in  
downtown St. Cloud

- Force Air Furnace & A/C
- Elevator: Yes

- Electrical: 280v
- Interior Sprinkler: Yes

- Clear Height: 10'
- Parking Spaces: Parking Garage Adjacent to Building



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# PROPERTY OVERVIEW

Sale Price  
**\$3,500,000.00**

Operating Expense	\$2.50
Building Size	168,768
Land Size	1.33 Acres
County	Stearns
PID's	82.52885.0001/82.52885.0065
Taxes 2023	\$58,568.00 / \$58,568.00
Zoned	C-3 Central Business District
Year Built	1985
Lease Rate	\$10.00/psf NNN
Lease in Place	55,571/sf thru August 2028

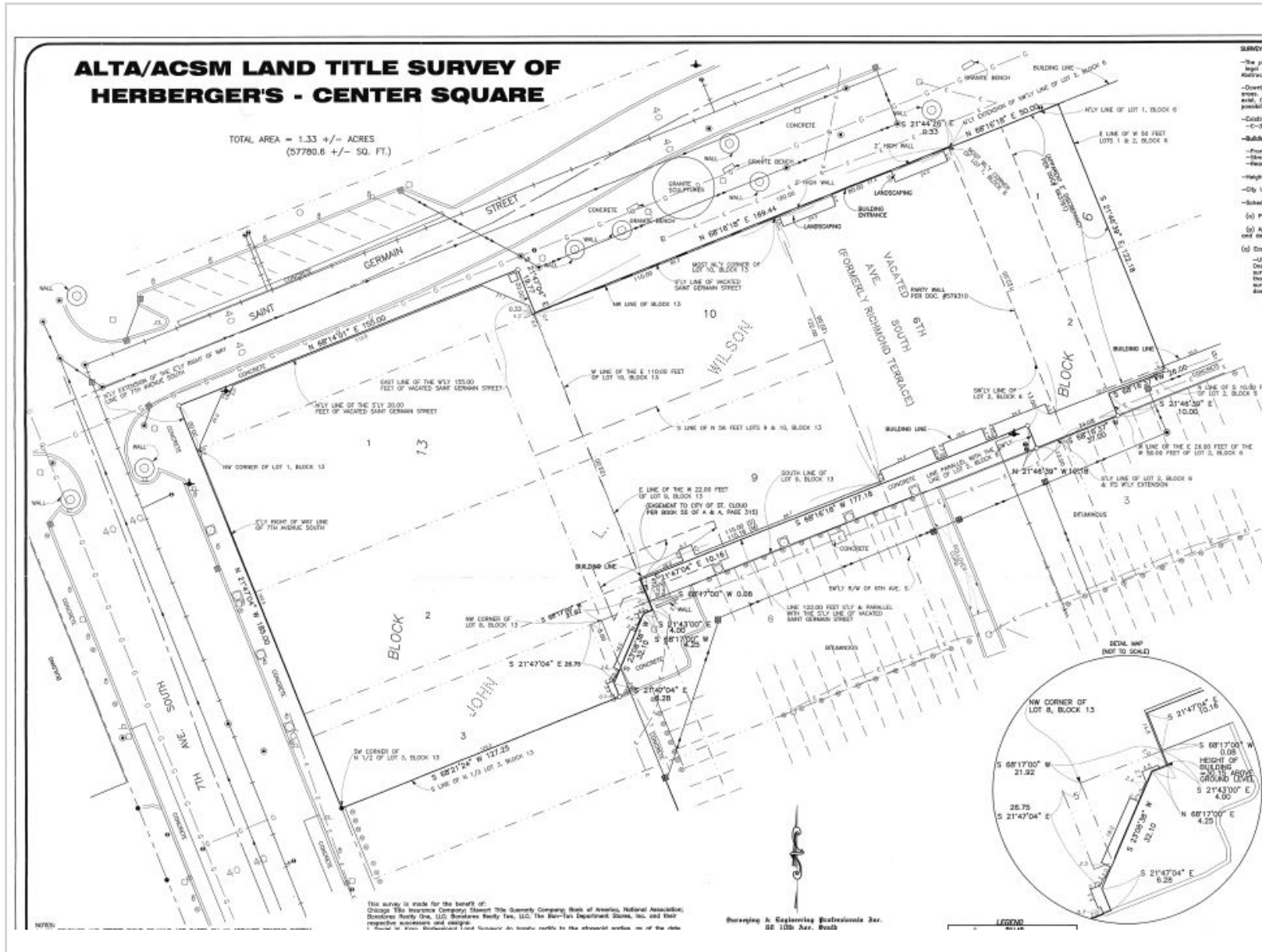


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# SURVEY

Additional site plan/floor plans available upon request.



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# INTERIOR



# INTERIOR



# INTERIOR





# EXTERIOR

