

FOR SALE - 125 DIVISION STREET, WAITE PARK, MN 56387

****RARE OPPORTUNITY****



PROPERTY HIGHLIGHTS

- 18,229 AADT
- Two Parcels equaling 44,866 SF
- 2025 RE Taxes: 98.61372.0000: \$23,844
98.61373.0000: \$11,244 Combined total \$35,088
- One block west of Crossroads Premier Regional Shopping Center
- 51 Parking Stalls w/ potential to add additional

OFFERING SUMMARY

SALE PRICE:	\$1,850,000
BUILDING SIZE:	5,760 SF

PROPERTY DESCRIPTION

This versatile commercial property is strategically located in a high-traffic corridor and offers outstanding visibility and accessibility, with approximately 18,229 vehicles passing per day. This family-owned auto dealership has relocated to St. Joseph, creating this rare opportunity. The building features +/- 3,600 SF of well-lit showroom space and +/- 2,160 SF of shop/warehouse space situated on two parcels totalling just over one acre (44,866 SF).

Built in 2004 and impeccably maintained, the property is ideal for various uses, including retail, dining, office, or service-based businesses. Key features include approximately 51 parking stalls with the potential to expand based on your specific needs, large storefront windows, and a flexible layout that can be easily adapted to suit your operational needs.

With excellent signage potential and located on Division Street, the major thoroughfare in the St. Cloud market, this location presents a rare opportunity to establish your business in one of the most visible and well-trafficked commercial areas. Situated near major destinations such as Crossroads Shopping Center, Walgreens, Chick-fil-A, Applebee's, Olive Garden, Smile Orthodontics, Urban Style Salon, and many other well-known brands.

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ADDITIONAL PHOTOS



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LOCATION MAP



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