

Office Condo

EXECUTIVE PLAZA CONDOS 4 & 5

1011 2ND STREET NORTH, ST. CLOUD, MN 56303

FOR SALE



PRICE REDUCTION
~~\$134,900~~
NOW:
\$89,900

PROPERTY DESCRIPTION

Inventure Real Estate is proud to present a condo located in Executive Plaza for sale in St. Cloud, MN. Executive Plaza is located on the corner of 2nd Street North and 10th Avenue North providing it prime accessibility and visibility. There is also an elevator in the lobby area and common area restrooms on both floors within the building saving potential buildout costs for the next owner. The condo itself is located on the main floor and features multiple windows and dual access from the main entrance and a side entrance. The current buildout has numerous water hookups that could be utilized or capped off for its' next use. The site also features a large parking lot, a proportionate part of which would be included with the condo. Seller financing is available to a new buyer, offering a flexible option to facilitate the purchase.

OFFERING SUMMARY

Sale Price:	\$89,900
Condo Size:	1,785 SF

PROPERTY HIGHLIGHTS

- Seller financing available for new buyer
- Convenient access to major thoroughfares within close proximity include: Highway 23/Division Street (.25 mile), Highway 10 (2 miles), Highway 15 (2.5 miles) and Interstate 94 (5 miles)
- Multiple signage points available to owner with the largest being along 10th Ave N which features over 20,000 vehicle car units per day
- A five minute walk away from Historic Downtown St. Cloud which features a strong mix of local and national businesses including restaurants, retail, hospitality
- Close proximity to major institutional facilities including both the United States Postal Office (across 10th Ave) and the Stearn's County Courthouse
- Strong mix of other professional condo owners including: Evenson & Decker Attorney's, Allied Chiropractic, St. Cloud Family Dentistry, and DMC Healing

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AUSTIN RUEHLE

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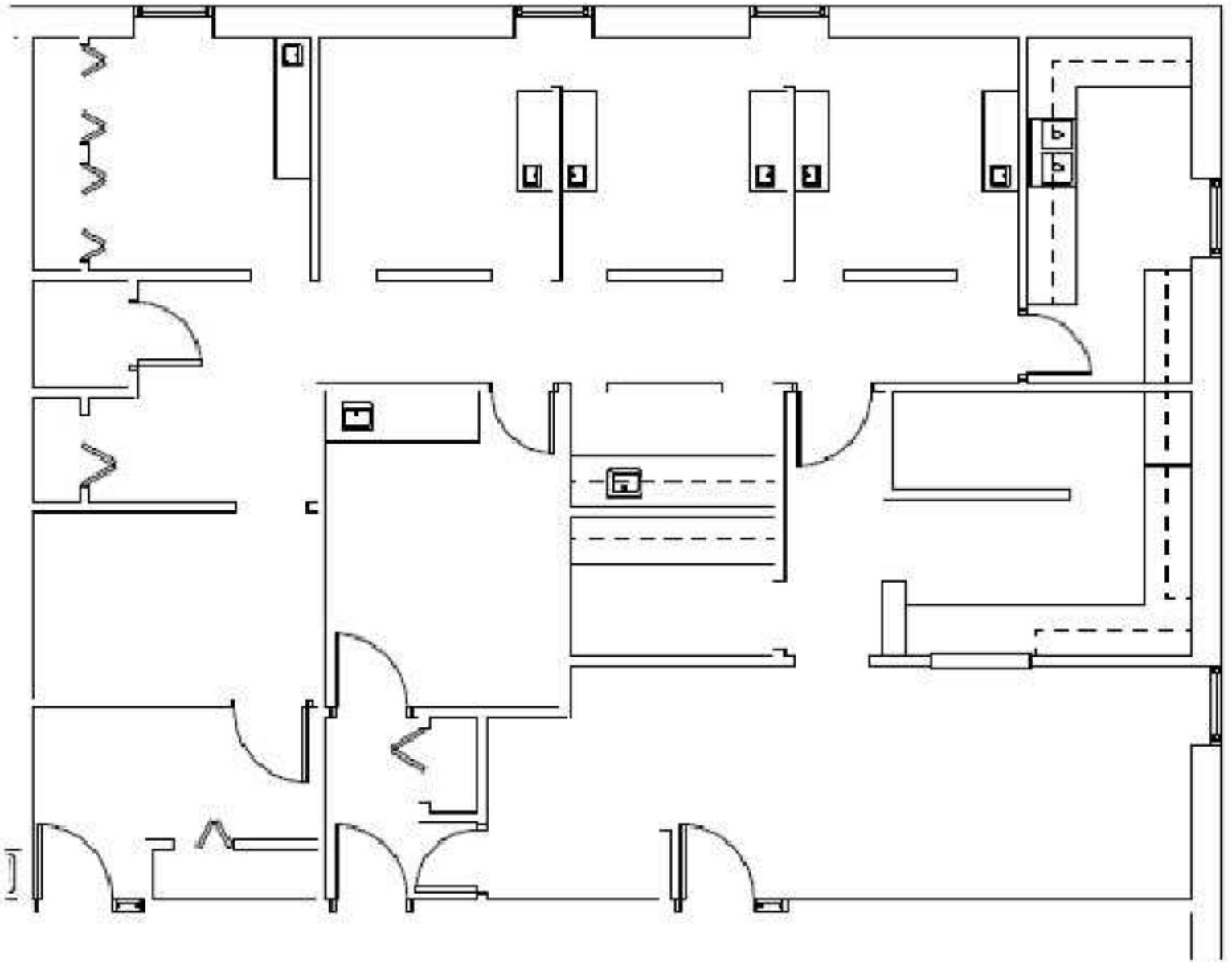
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Current Layout



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