



COMMERCIAL REALTY SOLUTIONS

11.30%
Cap Rate

MAJOR PRICE REDUCTION

~~\$3,500,000.00 (\$20.74/psf)~~

\$1,995,000.00 (\$11.82/psf)

FORMER HERBERGER'S RETAIL CENTER

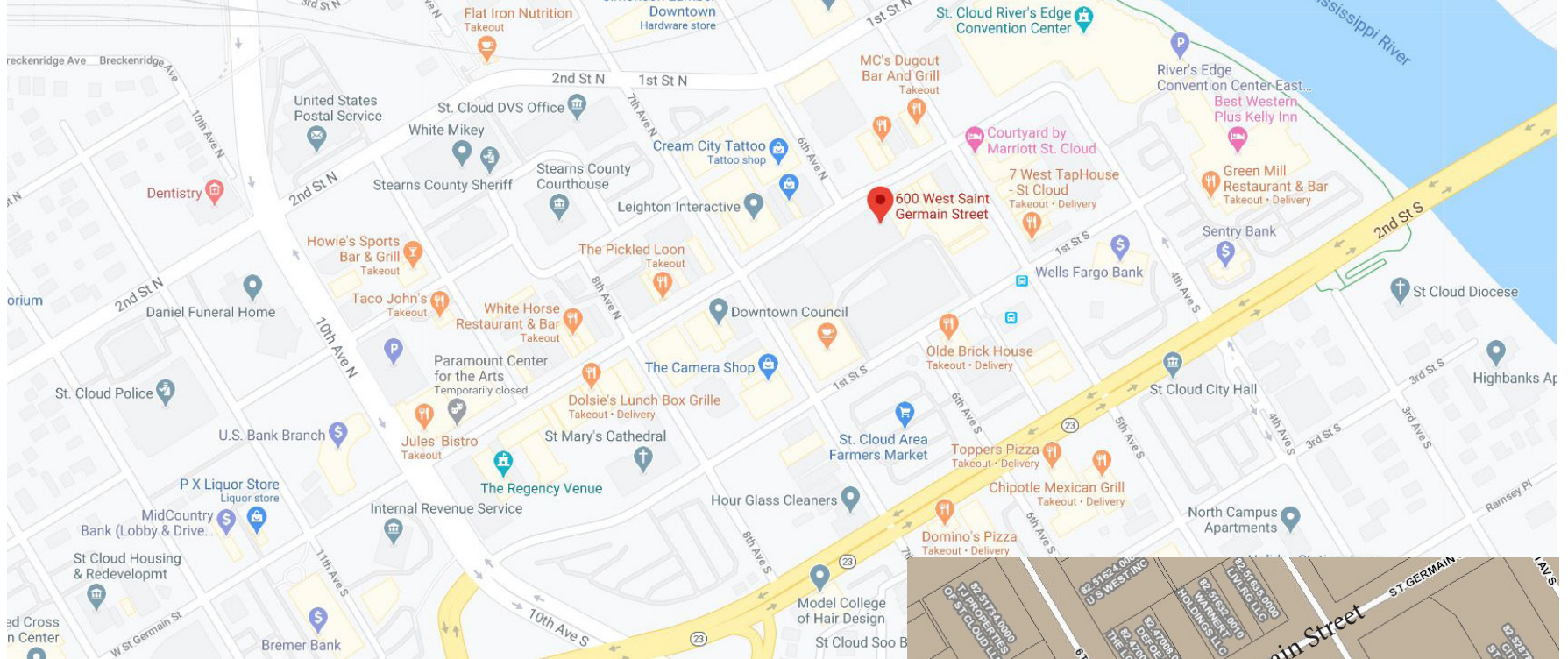
168,768 total sf (two floors plus basement, 1.33 acres)

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

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PROPERTY LOCATION

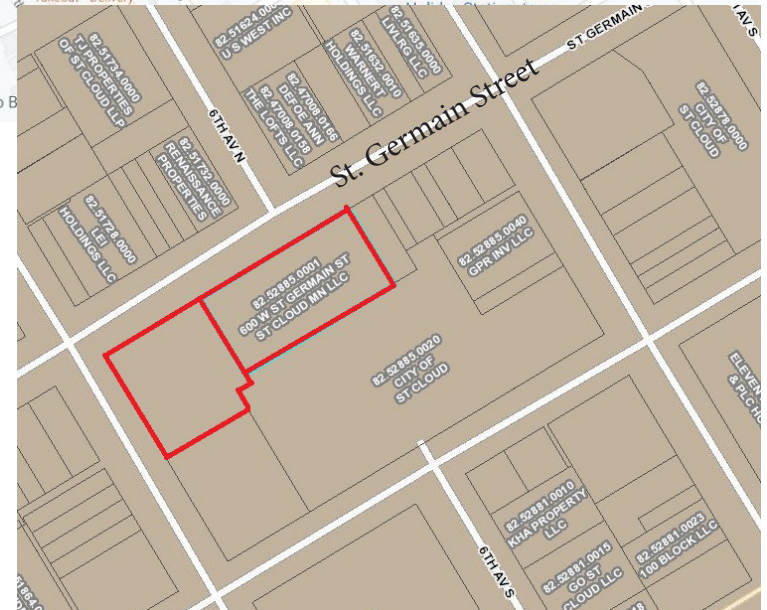
In Historic Downtown St.
Cloud

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 - 2023

* 5th Avenue S - 4,550 VPD

* W. St. Germain - 3,900 VPD

* Highway 23/Division St - 33,000 VPD

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PROPERTY OVERVIEW

Sale Price
\$3,500,000.00
Reduced to \$1,995,000.00

Operating Expense	\$2.80/psf
Building Size	168,768
Land Size	1.33 Acres
County	Stearns
PID's	82.52885.0001/82.52885.0065
Taxes 2024	\$112,604.00 (\$0.67/psf)
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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PROPERTY HIGHLIGHTS

Tenant: Midland Credit Management (Encore)

Lease Term: July 31, 2028

'24 NOI ('23 Actual Exp.) - \$225,701.00 (11.30% Cap Rate)

Projected NOI (2024) - \$310,000.00 (15.54% Cap Rate)

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

- Force Air Furnace & A/C
- Two (2) Elevators: Major Upgrades Completed in 2023
- Electrical: 280v
- Interior Sprinkler: Yes
- Clear Height: 10'
- Multi-Tenant Building - Formerly Herberger's Building in downtown
- Parking Spaces: Parking Garage Adjacent to Building



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INTERIOR - Current Tenant



INTERIOR - Current Tenant



Cubicle Furniture from Previous Tenant.



INTERIOR - Former Herberger's Space



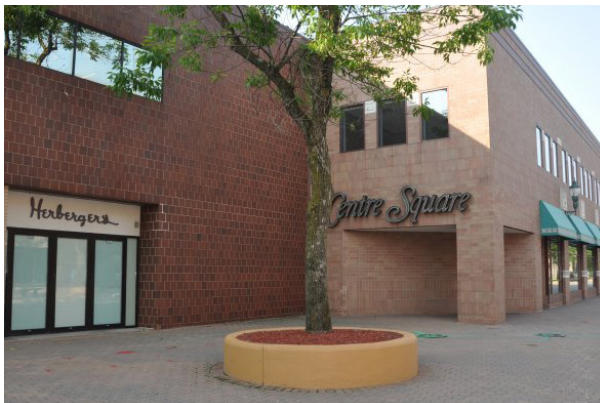
INTERIOR - Former Herberger's Space



INTERIOR - Former Herberger's Space



EXTERIOR



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