

DOWNTOWN ST. CLOUD SINGLE TENANT OFFICE BUILDING

24 8TH AVE S, SAINT CLOUD, MN 56301

FOR SALE



PROPERTY DESCRIPTION

Inventure Real Estate is proud to represent the 7,590-square-foot former St. Cloud Times Building, a single-tenant office opportunity in the city's heart. This office building offers prime space in Downtown St. Cloud. Boasting high-quality finishes, private parking, and easy access from major highways such as Highway 10 and Interstate 94. One block from bustling Division Street, this 7,590 square foot space is perfect for your business to thrive.

OFFERING SUMMARY

Sale Price:	\$1,350,000
Building Size:	7,590 SF

PROPERTY HIGHLIGHTS

- Prime Location: Situated just one block from Division Street, St. Cloud's most densely traveled road, for excellent visibility and accessibility
- Exclusive Occupancy: Enjoy the entire building to yourself, with the flexibility to tailor it to your unique needs
- Convenient Access: Easily accessible from both Interstate 94 and Highway 10 for effortless commuting.
- Private Parking: No more parking struggles for your staff and guests with 21 private parking spaces
- High-Quality Finishes: Benefit from the previous tenant's investments in upscale finishes that were completed in 2019, creating a professional and inviting atmosphere

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,604	40,485	54,211
Total Population	17,013	95,322	132,466

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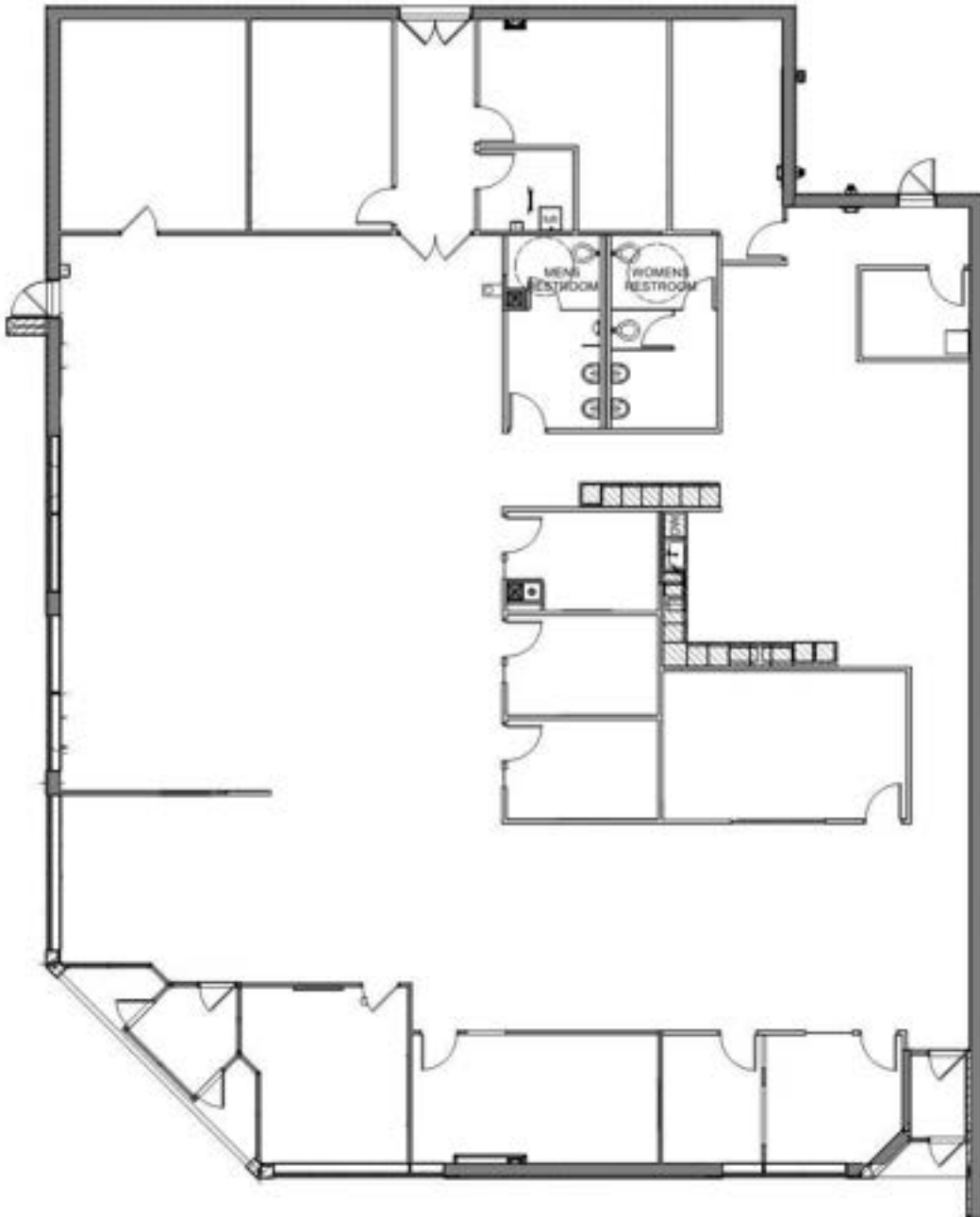
Office Building

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Current Floor Plan



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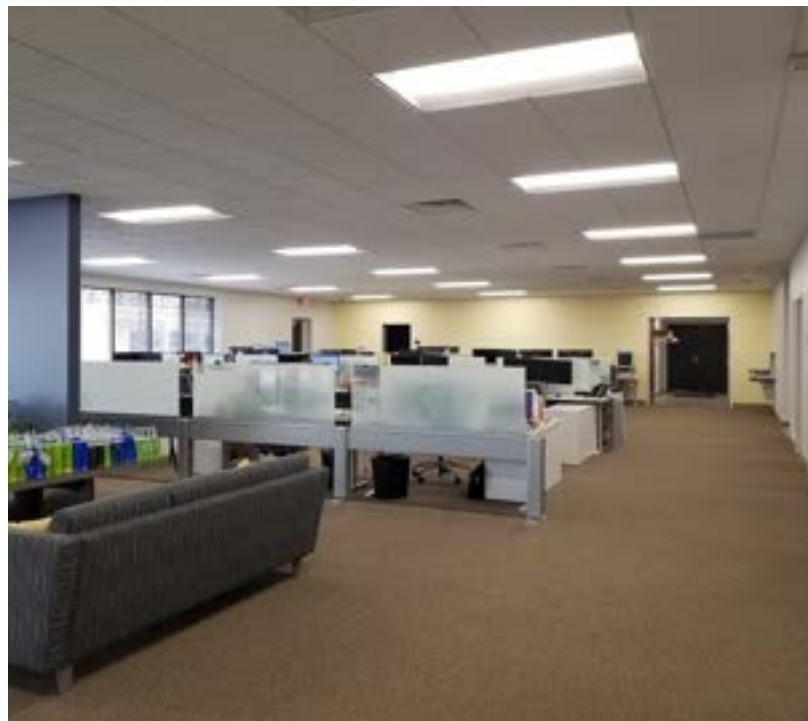


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