

FOR SALE



CBC Orion is pleased to offer for sale, “Princeton Mall”, a multi-tenant strip center in Princeton, MN. **High traffic location** on Rum River Drive, the primary thoroughfare running between Highways 95 and 169. Great location in heart of Princeton’s central business district. Princeton is approximately 30 miles east of Saint Cloud and 50 miles northwest of Minneapolis.

Building consists of approximately **43,000 total square feet**. There is a mix of 13 local, regional and national tenants occupying space in the building. **Diverse blend of tenants**, consisting of Napa Auto Parts, H&R Block, Centracare Kidney Center, Domino’s, Coffee Corner, and more. 150 +/- parking stalls city owned and maintained directly in front of building.

Value add: Property has been same family owned since originally being developed in 1981. Owner looking towards retirement. Opportunity to purchase at very low price per square foot (\$23/SF), potentially add capital for property enhancements, and increase leasing efforts to improve occupancy and boost property performance. **Considerable upside for value add investor.**

***** Offered for Sale at \$995,000 | Cash or Possible Terms Available *****

CONTACT SCOTT SCHMITT FOR FURTHER DETAILS ON THIS OFFERING! (320) 267-4576

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

CBCORION.COM

© 2017 Coldwell Banker Commercial and the Coldwell Banker Commercial logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it.

Coldwell Banker Commercial
Orion Real Estate
630 First Street S, Waite Park, MN
320.251.1177