



3535 West Division Street, St. Cloud, MN

- Great location – Hwy 15 & Division Street, St. Cloud, MN (7th busiest intersection in MN)
- Office/Retail – 7,060 SF
- Completely renovated in 2014
- Two solid national tenants in place with NNN leases
- Great investment property 6.25% CAP



<u>Tenant</u>	<u>SF</u>	<u>Lease End Date</u>	<u>Options</u>	<u>Revenue</u>
• AT&T	3,000	July 2023	2-5yr	\$90,000
• Galls Police Equip	4,060	July 2024		\$83,636
				\$173,636

Sale Price: \$2,600,000

Each Office Independently Owned & Operated Licensed in MN

Information provided by the owner or landlord. Neither RE/MAX nor its agents can guarantee or represent the condition of any structural or mechanical components or the building or the equipment, nor the accuracy of any other information provided by owner/landlord.

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