

*** RARE DIVISION STREET LOCATION - 5,700+/- SF Retail/ Automotive Bldg. on .78 Acres - Waite Park***



Location: Waite Park, MN

CBC Orion is pleased to offer for sale a rare opportunity to acquire this two tenant retail/automotive property on Division Street in Waite Park. Location is approximately 6 blocks from Crossroads Mall and just 1 block from the \$28 MIL future Hilton and Marriot Hotel development (currently under construction).

Building consists of 5,700+/- SF on .78 acres. Approximately half the building is currently utilized for automotive use, with the remaining portion general retail. Great signage and visibility to Division Street, with high traffic counts of 30,000 VPD.

Excellent opportunity for owner user to occupy the building, or value add opportunity for investor/developer to re-develop or enhance the property and re-tenant at market rate leases.

Offered For Sale at \$395,000 – Possible Contract For Deed

Contact Scott Schmitt for further details on this offering! (320) 267-4576

Information

CONTACT INFORMATION



SCOTT M. SCHMITT, CCIM
Scott@CBCOrion.com
320.267.4576



PRICING

Price: \$395,000.00
Price per Sq Ft: \$69/SF
Seller Financing: Possible
Contract for Deed

Property Location

630 Division Street
Waite Park, MN 56387

Features

Lot Size: 33,976 SF
Building Size: 5,700+/-SF
Taxes: \$13,584 (2017 Proposed)
Property Type: Retail/Automotive
City Water: Yes
Traffic Count: 30,000 Vehicles Per Day
Overhead/Drive In Doors: Yes - Two
Associate: Scott Schmitt - CBC Orion
(320) 267-4576

Exterior Amenities

- Excellent Division Street Visibility
- Large Parking Area/Outside Storage Area
- Near Stop Light Intersection On Frontage Road

Photo Gallery



