



COMMERCIAL REALTY SOLUTIONS

For Sale/For Lease
Office & Training Space

ST. CLOUD OFFICE & TRAINING SPACE

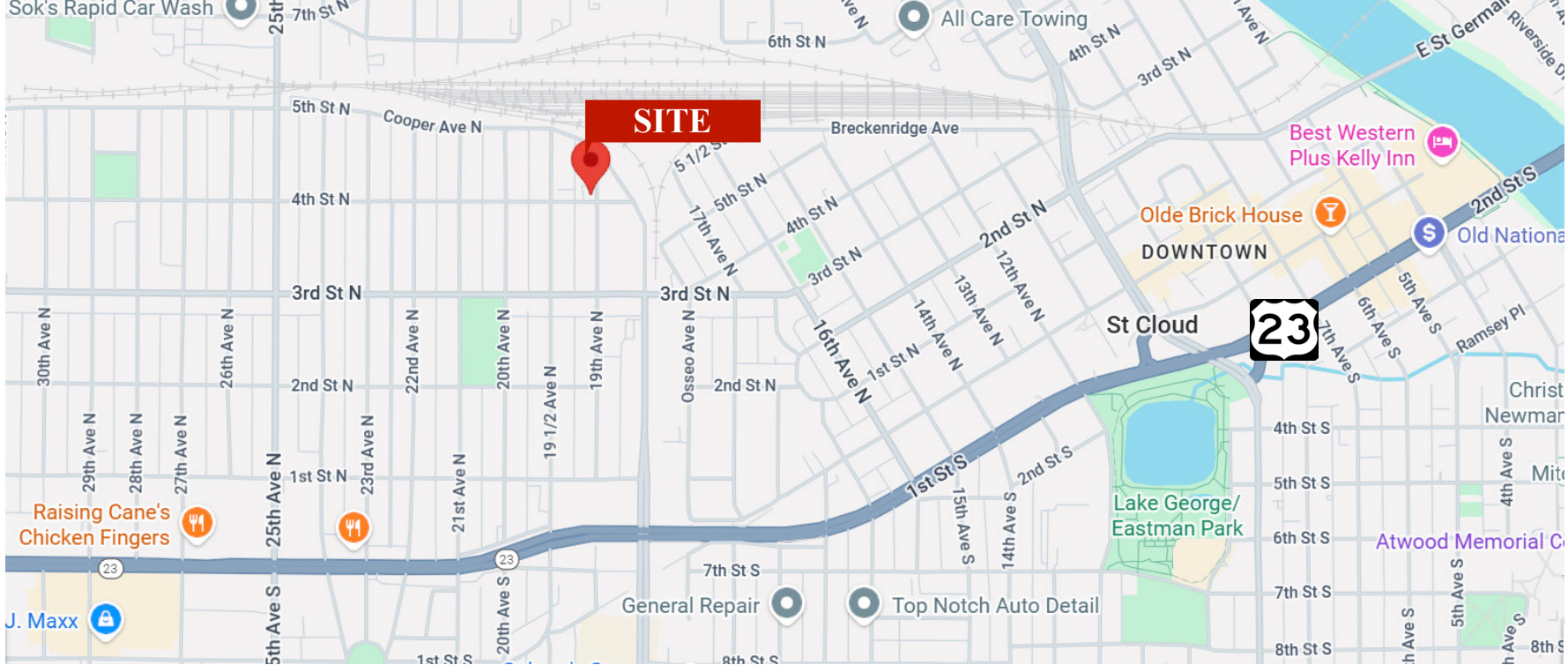
Sales Price: \$524,900.00 Lease Rate: \$6.25 NNN

Building Size: 7,664/sf

1903 4th Street N, St. Cloud, MN 56303

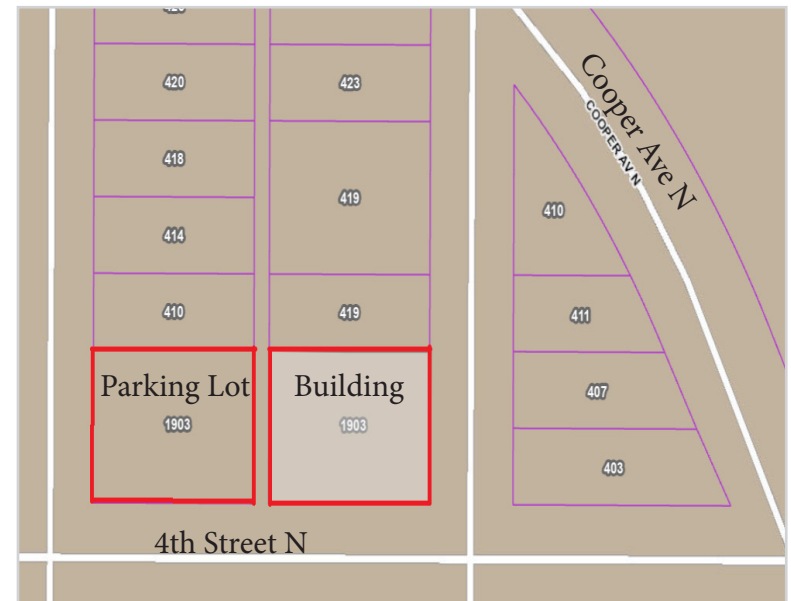
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PROPERTY LOCATION

- * North-Central St. Cloud
- * East of Cooper Ave N
- * West of Northway Dr & Veterans Dr (Hwy 4)
- * Businesses in Area Include:
 Coborn's - Cooper Ave S, Cooper Collective, Raising Cain's,
 St. Cloud Area Chamber of Commerce, Vacuum Center &
 Sewing Room, Rengel Printing, Collins Brothers Towing



TRAFFIC COUNTS - 2024

- * 3rd Street N - 6,560 VPD
- * Cooper Ave - 3,980 VPD

PROPERTY OVERVIEW

1903 4th Street N, St. Cloud, MN

Sales Price

\$524,900.00

Lease Rate: \$6.25 NNN

Building Size	7,664/sf (All Available)
County	Stearns
PIDs	82.45782.0000 82.45783.0000 (Parking Lot)
Taxes 2025	\$4,408.00 \$1,492.00 (Parking Lot)
Zoned	R2 - Residential
Year Built	1940
Floors	One (1) + Full Basement
Tenants	Multi-Tenant Building
Parking	40 Spaces



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INTERIOR



INTERIOR



INTERIOR - LOWER LEVEL



EXTERIOR



PROPERTY INFORMATION

Land Description: Lot size approximately 0.27 acres; R-2 zoning permits single and two-family residential use or small office adaptation. Level lot with landscaping and off-street parking. Current Use: Commercial.

Site Comments: Located on 4th Street North, East of Cooper Avenue, in a quiet residential neighborhood with convenient access to downtown St. Cloud, Highway 15, and I-94. Easy access for employees and visitors, with nearby housing, schools, parks and retail services.

Building Comments: Single-Story structure with a lower-level (basement) training, conference and/or event area.

Number of Offices: 11 private offices, suitable for multiple desks or workstations. Lease single or multiple offices. Common breakroom.

HVAC: Gas/Hot Water Heat, Central Air

Clear Height: 10'