



For Sale

501 Building - SALE

501 West St Germain Street, St. Cloud, MN 56301



PROPERTY DESCRIPTION

Introducing a prime investment opportunity located just two blocks north of Division Street on the corner of 5th Avenue South and West Saint Germain Street. The 501 Building lies in the heart of the Downtown District of St. Cloud, Minnesota. Originally constructed in 1889 and extensively renovated in 2016, this 19,320 SF property preserves the historic, authentic character of the original building while featuring high-end finishes expected in a modern professional office space. With its strategic location and impressive scale, this property is poised to attract forward-thinking investors looking to maximize their investment in the St. Cloud market. Explore the possibilities and elevate your portfolio with this exceptional commercial real estate offering.

The 501 Building offers a versatile multi-level layout across four distinct floors. The main level features 4,280 SF of space, while both the second and third floors each offer 4,344 SF. Rounding out the property is the 6,352 SF lower level, currently anchored by the tenant MC's Dugout.

PROPERTY HIGHLIGHTS

- Located in the heart of the Downtown District of St. Cloud
- 19,320 SF 4-story building
- Built in 1889 and extensively renovated in 2016
- Multiple large conference rooms
- Combination of private offices and collaborative open space
- Ample parking nearby on the street and via parking ramp
- Hardwood flooring and natural lighting
- Built-in-office furniture
- Excellent walkability to downtown amenities, dining, and entertainment

OFFERING SUMMARY

BUILDING SIZE	19,320 SF
SALE PRICE	Price on call



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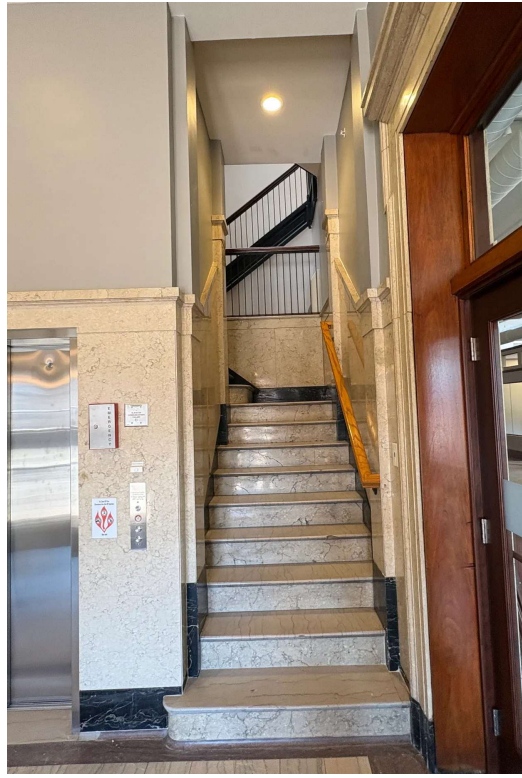




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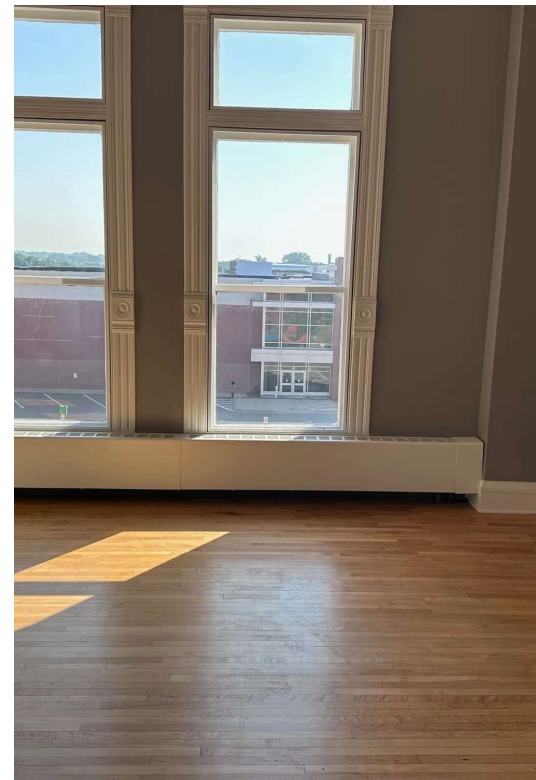
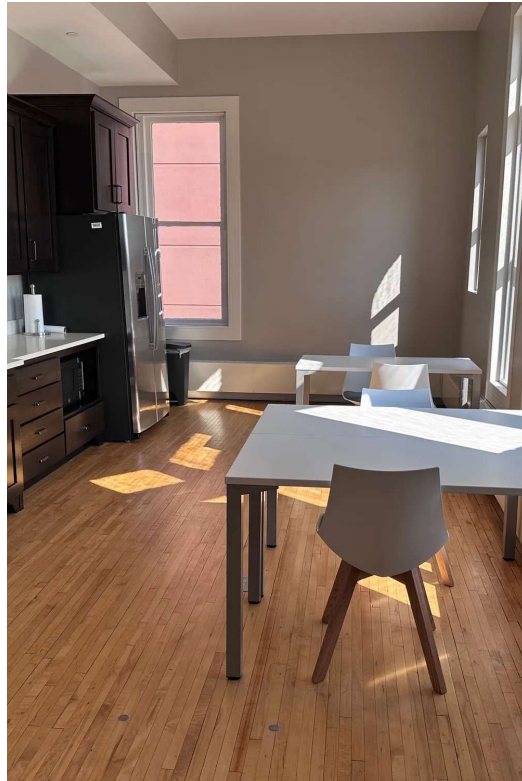




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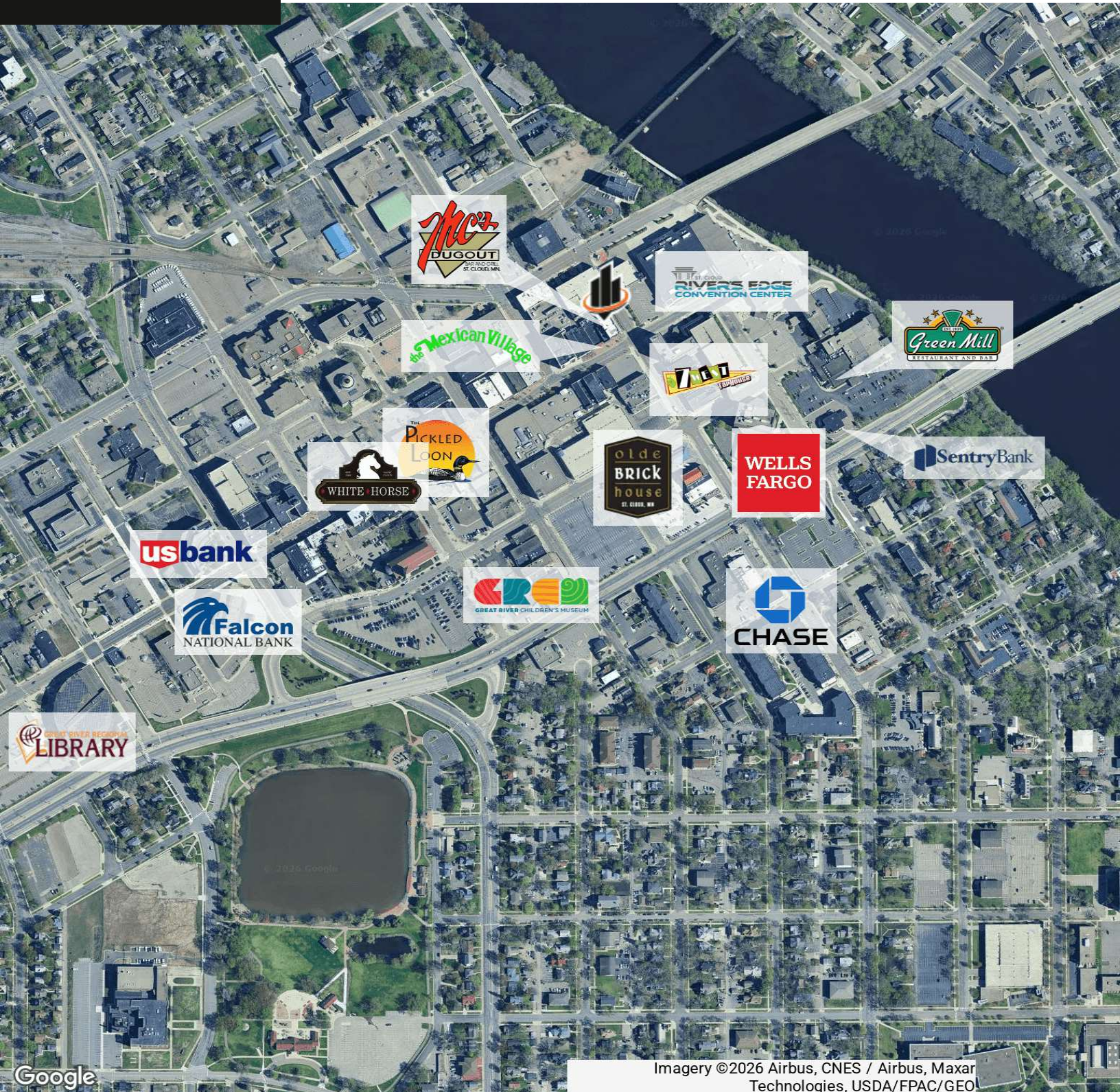




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