



COMMERCIAL REALTY SOLUTIONS

For Sale
Owner/User
Redevelopment
Investment



ST. CLOUD

Mixed Use Investment/Redevelopment Opportunity

w/ Income in Place

Sales Price: \$1,699,000.00

Building Size: 36,000/sf & 21,000/sf

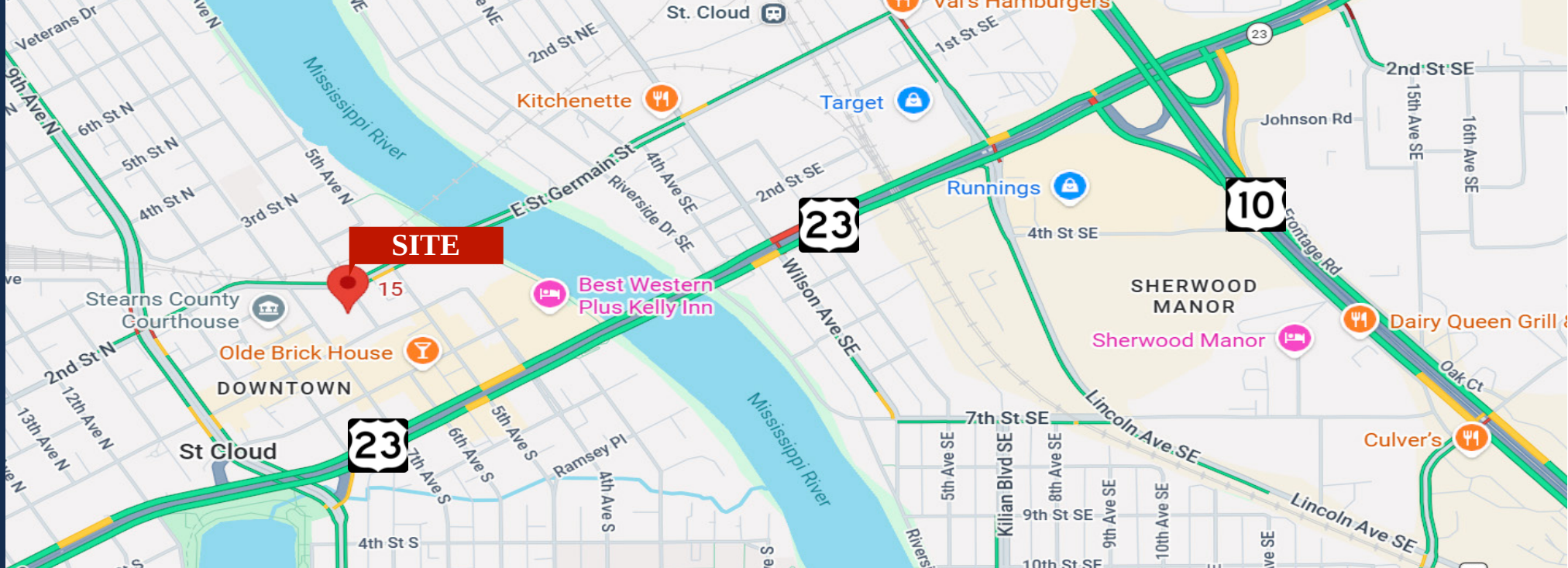
14 7th Ave N

20 7th Ave N

15 6th Ave N

St. Cloud, MN 56303

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PROPERTY LOCATION

- * Downtown St. Cloud Location
- * Easy Access
- * Two Blocks North of Hwy 23 (Division Street)
- * Approximately One Mile West of US Hwy 10
- * Businesses in Area Include:
St Cloud State University, Wells Fargo, Courtyard by Marriott,
Olde Brick House, Paramount Center for the Arts,
US Post Office (Main Location), River's Edge Convention Center,
Encore Capital Group, Green Mill Restaurant & Bar,
Great River Children's Museum and more.

TRAFFIC COUNTS - 2025

- * 1st St. North - 11,102 VPD
- * 14 7th Ave North - 2,908 VPD



- * (14, 20) - St. Cloud Business Center
- * (15) - Spaniol Building
- * Enclosed Access

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PROPERTY OVERVIEW

14 7th Avenue N
20 7th Avenue N
15 6th Avenue N
St. Cloud MN

Sales Price
\$1,699,000.00

Building Sizes	36,000/sf & 21,000/sf
County	Stearns
PIDs	82.51723.0000 82.51721.0000 82.51733.0000
Taxes 2026	\$44,092.00
Zoning	C-3 Central Business District Commercial Industrial & Apartment
Floors	Three (3)
Tenant	Multi-Tenant
Year Built	1900 - 1925

PROPERTY OVERVIEW

Saint Cloud Business Center/Spaniol Building

This unique downtown offering combines existing income with significant long-term value-add potential. The portfolio includes the St. Cloud Business Center, featuring more than 35 office suites, and the adjoining Spaniol Building, which includes a 31-unit apartment building and two street-level commercial spaces. Together, the properties create diversified income while providing multiple opportunities for future ownership, repositioning, and revenue growth.

The St. Cloud Business Center presents a rare opportunity for an owner-user, investor, or developer. The elevator-served third floor is substantially vacant, offering the potential for an owner-occupied headquarters, executive office redevelopment, conversion to residential loft-style apartments (subject to applicable approvals), adaptive reuse, or other creative redevelopment concepts. Existing tenants on the lower floors provide in-place income that can help offset occupancy costs while creating opportunities for future leaseup and repositioning.

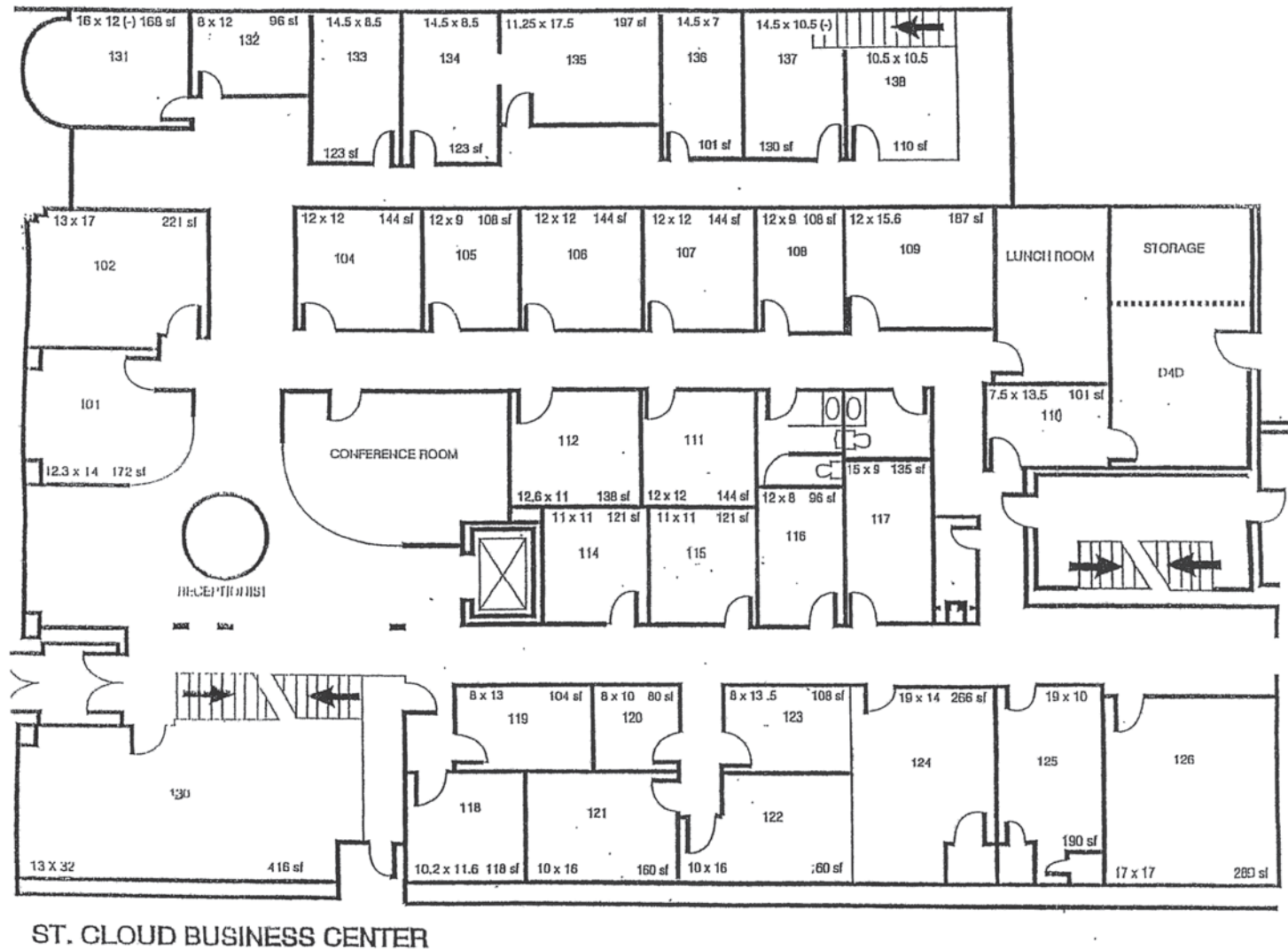
The adjoining Spaniol Building complements the Business Center with established residential income and street-level commercial space, creating a diversified revenue stream while complementing the redevelopment and value-enhancement opportunities of the overall portfolio.

Rather than acquiring typical stabilized investment properties, purchasers can acquire diversified, complementary assets offering both existing cash flow and meaningful upside through leasing, repositioning, redevelopment, or owner occupancy. The combination of income in place, redevelopment potential, and a downtown location offers multiple paths for creating long-term value.

While the properties are being offered as a combined acquisition, the owners may consider offers on individual properties, provided such offers support a successful disposition of the overall portfolio.

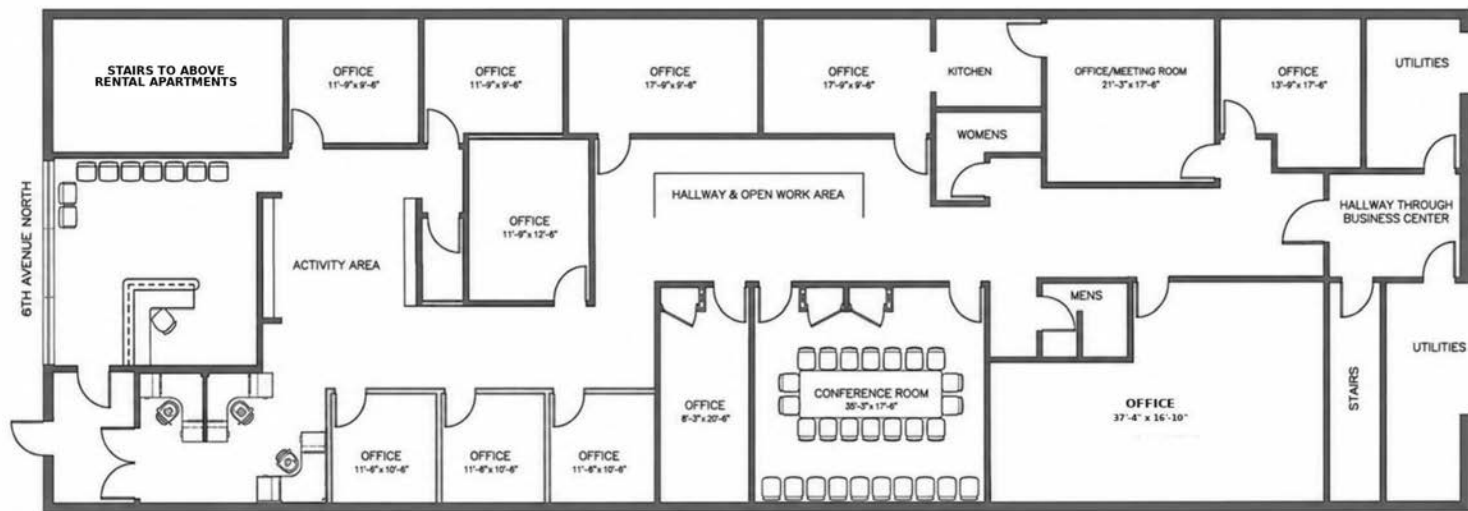
Financial information available upon request.

FLOOR PLAN (Floor Plans for all levels available upon request)



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FLOOR PLAN (Floor Plans for all levels available upon request)



Spaniol Office Space - Floor Plan
15 6th Avenue N
St. Cloud, MN 56303

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INTERIOR - 14 7th Ave N & 20 7th Ave N



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INTERIOR - 14 7th Ave N & 20 7th Ave N



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INTERIOR - 14 7th Ave N & 20 7th Ave N



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INTERIOR - 15 6th Avenue N (Commercial Spaces)



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INTERIOR - 15 6th Avenue N (Apartments)



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