



COMMERCIAL REALTY SOLUTIONS

For Lease  
Office Condo



# ST. CLOUD OFFICE CONDO (2nd Floor)

Lease Rate: **\$775.00/Month NNN**

606 25th Avenue South, Suite 205

St. Cloud, MN 56301

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## PROPERTY LOCATION

\* Just South of Roosevelt Road on 25th Ave S.

\* Businesses in the Area:

Tenvoorde Ford, Huntington Bank, Benson Funeral Home, Speedway C-Store, Granite City Tire & Auto and more.

## TRAFFIC COUNTS - 2025

\* Roosevelt Road - 24,515 VPD

\* 25th Ave S - 5,812 VPD



# PROPERTY OVERVIEW

606 25th Avenue S., St. Cloud, MN

Lease Rate

\$775.00/Month NNN

Operating Expenses: \$200.00/Month

Building Size	23,560/sf
Condo Unit	Suite 205 - 505/sf (Second Floor)
County	Stearns
PID	82.50742.0031
2026 Taxes	\$826.00
Zoned	PUD Planned Unit Development
Year Built	1980
No. Floors	2
Tenant	Multi-Tenant

## PROPERTY INFORMATION

- \* Electric Base Board Heat & Forced Air Furnace
- \* Electrical: 280V
- \* Elevator: Yes
- \* Parking Spaces: 90+

Tenant is responsible for:

- \* \$775.00/Month Rent
- \* \$200.00/Month Association Dues
- \* Actual Utilities Monthly



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# INTERIOR - Suite 205



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# EXTERIOR



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