



FOR SALE

Office Development Site

1020 4th St SE
St. Cloud, MN

34,200 SF

~~\$190,000~~

\$75,000

For information contact:

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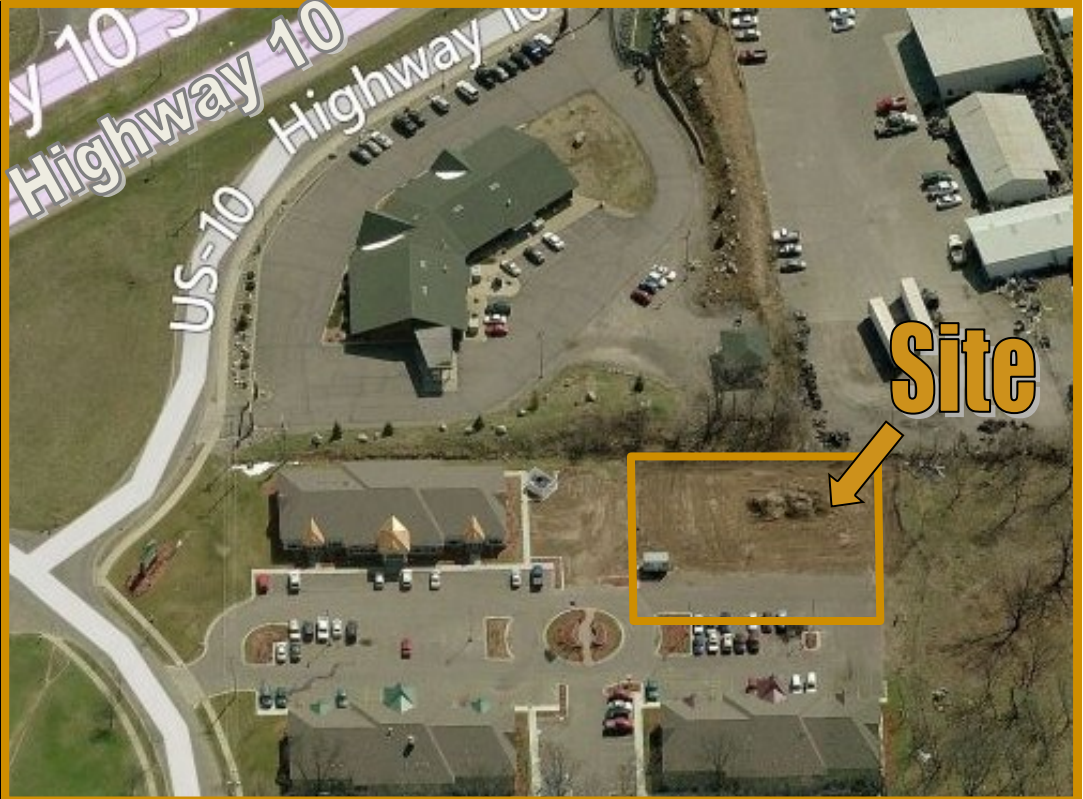
WARNERT COMMERCIAL REAL ESTATE

2178 Quebecor Road
St. Cloud, MN 56304

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Property Highlights

- Arlington Place Business Center development site for sale with easy access to Highways 10 and 23
- Pad site has 34,200 SF and is ready for construction
- This Commercial Lot has been approved for a 9,200 SF Office Building
- This property is contiguous to Class A Office Condo Development in SE St. Cloud
- Nicely landscaped grounds
- Additional land is available to the south of this site
- Plenty of shared parking within the complex
- Excellent building signage available as well as a large monument sign with Highway 10 visibility
- Zoned C5 Highway Commercial
- 2013 Taxes \$6,026
- Located just one block off of Highway 10
- This property will accommodate many different business types
- Other businesses in the park include Snap Fitness, Dr. Robert J. Bezek DDS, Super Buffet, Vector Marketing and more.

Area Businesses include American Heritage Bank, Brandl Motors, Royal Tire, Woodcraft Industries, Cash Wise Foods, Shopko, Arby's, Dairy Queen and many more!

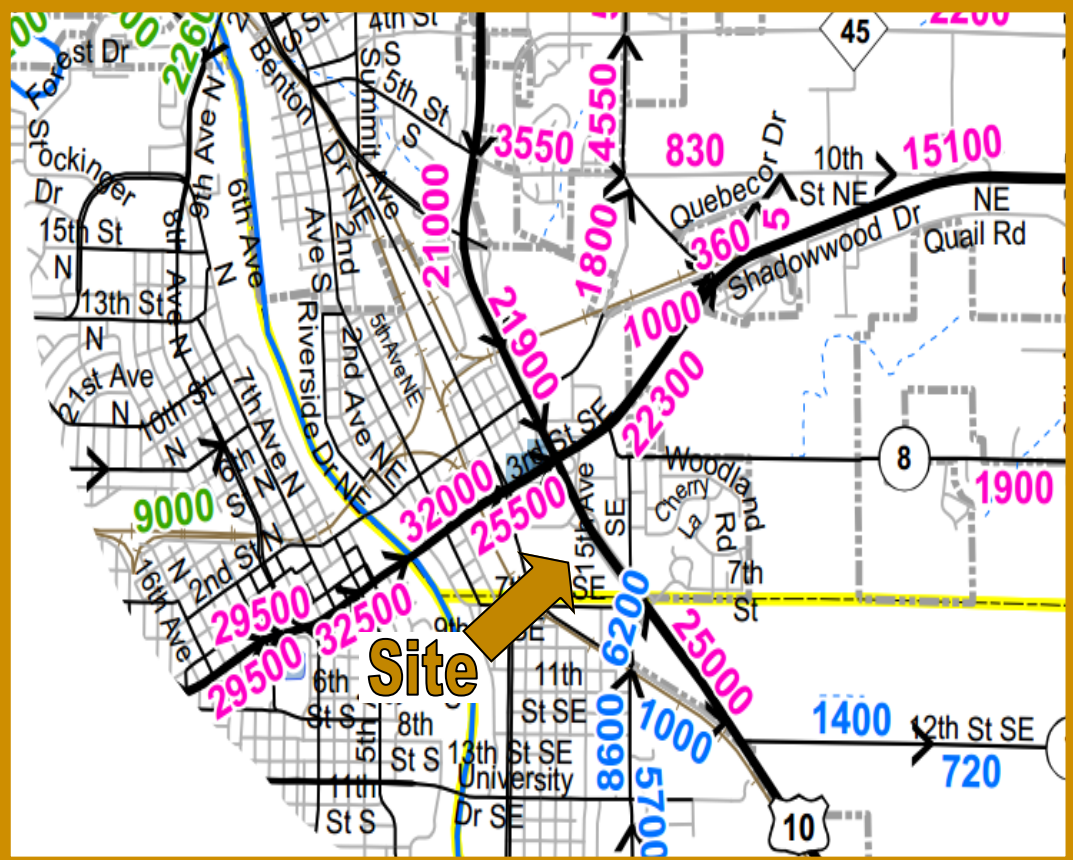
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Aerial View



Traffic



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