

RETAIL BUILDING | REDEVELOPMENT SITE | INVESTMENT



This is arguably one of the best commercial sites in the city of Saint Cloud. High visibility location across from the main entrance to CrossRoads Regional Shopping Center at a stoplight intersection. One of the highest traffic counts in Saint Cloud with easy ingress and egress. Building has been occupied by an optical business for over 25 years with current lease expiring late 2019.

- High Visibility across from CrossRoads main entrance
- Traffic counts of 33,700 ADT
- Stop light Intersection
- Building size 2,240 SF
- Land size 19,084 SF (66' X 289')
- Between Best Buy and Barnes & Noble
- Was Priced at \$975,000 – NOW \$895,000
- Lease at \$28/SF NNN

Buy as an investment, redevelop, lease or occupy for your own use. Adjacent property has been redeveloped with prominent retailers and restaurants such as Freddy's Steakburgers and Qdoba. The options here are unlimited.

CALL MIKE SCHMITT TODAY AT 320.251.1177 FOR MORE DETAILS

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.