



# COMMERCIAL FOR SALE



## 925 OFFICE RETAIL

925 1st Street S, St. Cloud, MN 56301

**4,400 SF**

**TWO-STORY  
COMMERCIAL IN  
DOWNTOWN  
ST. CLOUD**

**Curran Poganski**  
320-291-9297

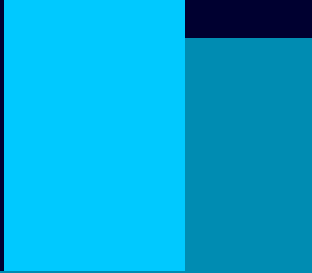
**curran@CEGspaces.com**

**Jeff Salzbrun**  
612-428-3333

**jeff@CEGspaces.com**

**Co**mmercial Equities Group  
— Investment Real Estate Services

# PROPERTY



**ADDRESS: 925 1st Street S  
St. Cloud, MN 56301**

**LOCATION HIGHLIGHTS:**

- In the heart of downtown
- Half a mile from St. Cloud State University
- Visible from Highway 23
- Walking distance to retail businesses, hotels, and events (coffee shops, restaurants, salons, arts and entertainment, etc.)

**SALE PRICE:** Negotiable    **2025 TAXES:** \$8,842

**APN/PARCEL ID:** 82483520001

**LEGAL DESCRIPTION:** LOT 002 BLK 001 MAHOWALD PLAZA SECTION 14 TOWNSHIP 124 RANGE 028

**COUNTY:** Stearns

**TAX DISTRICT:** 8201 ST CLOUD CITY 742

**ZONING:** C-3 CENTRAL BUSINESS DISTRICT

**CLASS:** 233 – 3A COMMERCIAL LAND AND BUILDING

**LOT AREA:** .0738 AC

**BUILDING SIZE:** 4,400 SF

**YEAR BUILT:** 1922

**FLOORS:** 2

**PARKING:** 3 off-street spots, plus access to St. Mary's parking lot

**LEASING INFORMATION:**

- Move-in ready first-floor 2,200 SF space
- Customizable second-floor 2,200 SF space
- Tenant improvement allowance available for qualified tenants and market lease terms
- Perfect for retail, professional office, or medical office; restrooms on both levels
- Excellent signage opportunities visible from Highway 23
- Current asking base rent: \$15 PSF
- Estimated operating expenses: \$4 PSF

**WEBSITE:** [CEGspaces.com/925](https://CEGspaces.com/925)





**Direct visibility to Hwy 23/2<sup>nd</sup> Street S (31,000 vehicles per day)**

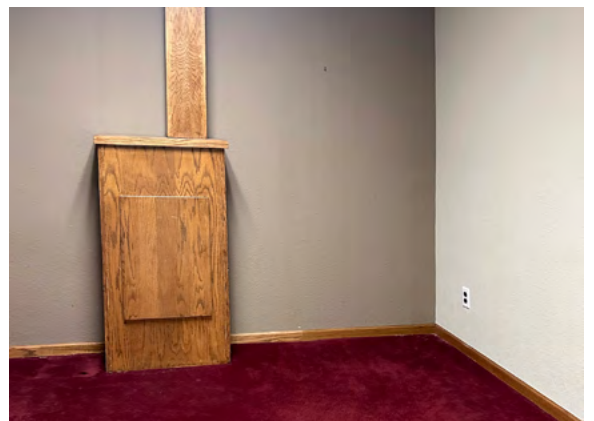
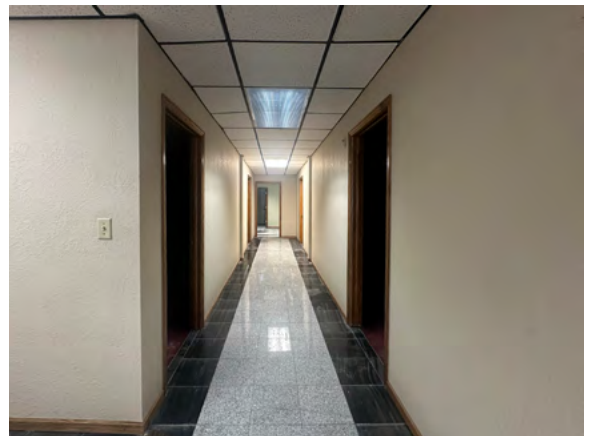


**Street entry on both levels**

**EXCELLENT ACCESSIBLE LOCATION**



# PHOTOS







Second Floor



Space Potential



Space Potential

**MN DEED funds available for tenant build-out**

# ST. CLOUD

**St. Cloud, Minnesota, has a population of around 72K and is experiencing growth. It is one of the state's fastest growing metro areas.**

**Stearns County's population is approximately 161k, making it the eighth most populated county in the state.**

The city is home to a growing number of businesses and offers resources to support innovation and growth.

Downtown is a vibrant and busy area, especially known for its historic district, walkable core, and active community events. It functions as the city's commercial, cultural, and recreational heart.

Compared to the Twin Cities, St. Cloud offers a significant competitive advantage with lower costs for office space and labor. The median household income is approximately \$62,000, which allows for a relatively affordable lifestyle in the area.

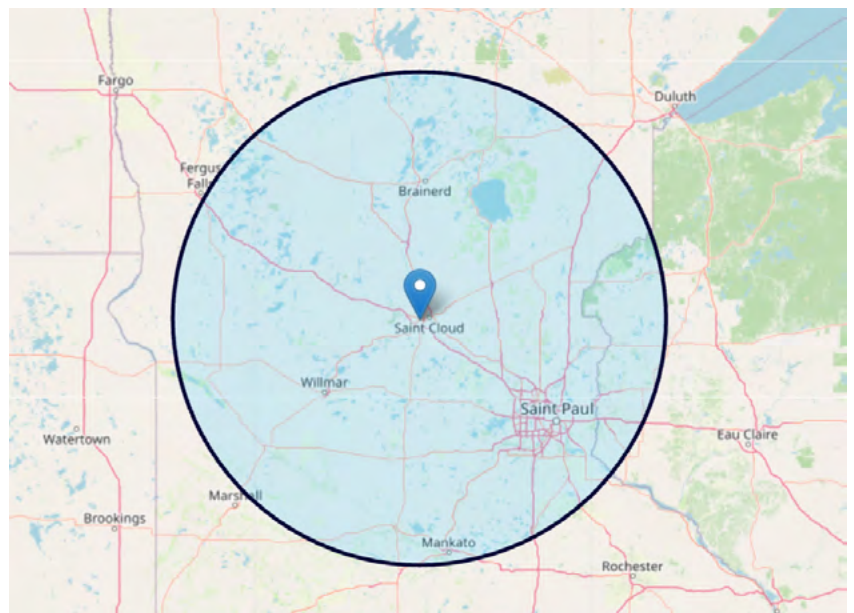
The area has a robust workforce, bolstered by local universities and colleges, providing a steady stream of qualified professionals for various industries.

Important traffic corridors in the city for easy access include:

State Highway 23  
US Highway 10  
Interstate 94

MN cities within a 100 miles include:  
Twin Cities metro, Brainerd,  
Mankato, Sartell, Rochester,  
Bloomington, and Anoka

Cities within 200 miles include:  
Eau Claire and La Crosse, WI,  
Rochester, MN, and Fargo, ND



100 mile radius