



FOR SALE! • 25,768 SF



STONE PATH VILLAGE CENTER

1101 2nd Street S | Sartell, MN 56377

Landmark, multi-tenant retail/office building in the heart of Sartell

- Well maintained two-story (limited deferred maintenance) on 3.1 acres
- Excellent location in community experiencing exceptional growth and development
- Total roof repair/upgrade and parking lot resurfacing in the last five years
- 88.3% occupancy with long-time lease tenants (Blue Line Sports Bar and Grill, Kyle Hedke State Farm, JL Nails, Guaranty Title, Headlines Salon and Spa, Voigt Johnson Real Estate, and Pro Growth Insurance)
- 118 parking spaces (5/1,000 SF); pylon signage

Sale Price: \$2,825,000 • **Est. Operating Expenses:** \$7.75
2024 Property Taxes: \$77,788

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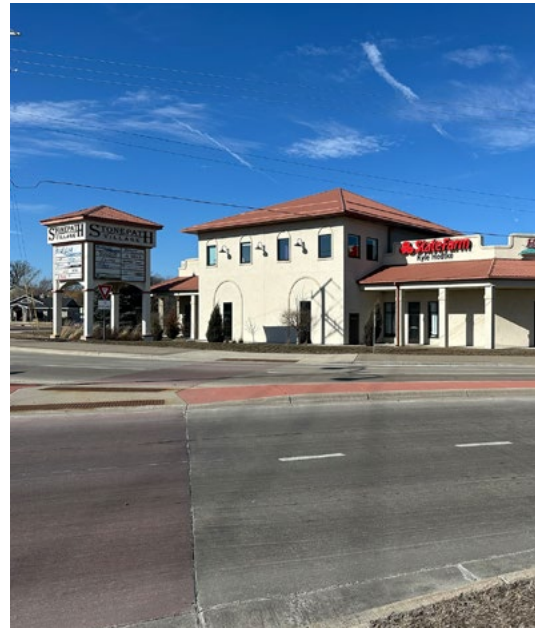
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Commercial Equities Group
— Investment Real Estate Services

Fantastic Investment Opportunity



Commercial Equities Group
Investment Real Estate Services

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