



FOR LEASE! • 2,427 SF



STONE PATH VILLAGE CENTER

1101 2nd Street S | Sartell, MN 56377

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

- Well maintained two-story (limited deferred maintenance) on 3.1 acres
- Suite 105B: 563 SF; Suite 205A: 1,464 SF; Suite 635: 400 SF
- Excellent location in community experiencing exceptional growth and development
- Total roof repair/upgrade and parking lot resurfacing in the last five years
- Long-time lease tenants (Blue Line Sports Bar & Grill, Kyle Hedke State Farm, JL Nails, Guaranty Title, Headlines Salon and Spa, Voigt Johnson Real Estate, & Pro Growth Insurance)
- 118 parking spaces (5/1,000 SF); pylon signage

Base Rent: \$15 PSF • Est. Operating Expenses: \$7.75

Curran Poganski

320-291-9297

curran@cegspaces.com

Jeff Salzbrun

612-428-3333

jeff@CEGspaces.com

Brian Potratz

612-269-7401

brian@CEGspaces.com

CEGspaces.com/stone-path

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Commercial Equities Group
— Investment Real Estate Services

In the Heart of a Fast Growing Community



Suite 105B (563 SF)

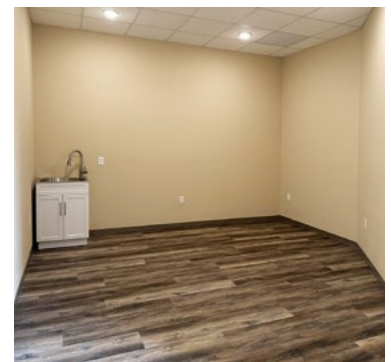
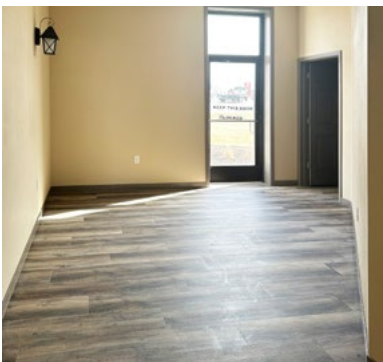
- Newly built out with one large private office + reception area
- Main floor suite with common restrooms very close
- Ample signage opportunities

Suite 205A (1,464 SF)

- Large open work area with great natural light
- Second floor with elevator access and common restrooms

Suite 635 (400 SF)

- Unique small office



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