

FOR SALE OR LEASE



FORMER CADILLAC/SUZUKI CENTER

18 & 20—32nd Avenue No, St. Cloud, MN

GREAT LOCATION
Visible From
Division Street

ADJACENT TO
GILLELAND
CHEVROLET

CADILLAC BUILD-

4,736 square foot building on 13,259 square feet of land; Zoned C-5
Precast concrete construction with spancrete roof
17ø sidewalls; 2 - 11ø60 x 12ø overhead doors; 200 amp electrical service
Showroom area of 2,436 square feet finished with ceramic tile floors

LEASE PRICE: \$8.00 per sq. ft., plus utilities

SUZUKI BUILDING

5,040 square foot building on 17,150 square feet of land; Zoned C-5
Precast concrete construction with spancrete roof
17ø sidewalls; 2 - 11ø60 x 12ø overhead doors; 200 amp electrical service
Office/Showroom area of 2,700 square feet finished
Mezzanine area of 450 square feet finished into 3 offices overlooking the showroom area

LEASE PRICE: \$8.00 per sq. ft., plus utilities

Lease separately or combine both buildings



EPIC PROPERTIES

Steve Feneis

Office: (320) 202-8000

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1011 2nd St. N, Suite 109

PO Box 7571; St. Cloud, MN 56302

The above information has been obtained from the property owner or other sources that we deem reliable. However, neither the owner, nor Epic Properties guarantees the accuracy of such information.

CADILLAC BUILD-

50ø

11ø6ø x 12øOH Door

11ø6ø x 12øOH Door

Unisex
Bath

9ø x 8øOH Door

9ø6ø

8ø8ø

50ø

8ø

8ø

42ø

SUZUKI BUILDING

