



INH COMMERCIAL

Real Estate Services

FOR SALE

FORMER WALMART

380 33rd Ave South
St. Cloud, MN 56301

12.55 ACRES
119,141 SF

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In cooperation with: Lancet Realty Advisors, Inc.
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PROPERTY DESCRIPTION

The Property is suitable for a large single-user or divides well for multi-tenant users. The 119,141 sf building is very functional; the ceiling height is 16' 6"; it sits on 12.55 acres and has 650+ parking stalls. Built in 1991 and renovated in 1995. Zoned C-5; highway commercial district. Broad zoning district allows most commercial users as well as warehousing, wholesaling, transportation, institutional and public uses.

LOCATION

Located off of 33rd Avenue south and 2nd Street in St. Cloud, MN.

HIGHLIGHTS

- Traffic counts on 33rd Avenue are 12,500 vpd and 28,000 vpd on 2nd Street South (MNDOT 2011)
- 658 parking spaces; 5.5 spaces / 1,000 SF
- Building Dimensions: 380' Wide x 325' Deep

SALE PRICE

\$3,100,000 or \$26.02 psf



