

**For Sale**  
**Highway Commercial**  
**128 Franklin Ave NE, St. Cloud 56304**



**PROPERTY INFORMATION**

\* Sales Price \$425,000.00

Reduced to **\$389,900.00**

\* Building is 5,335/sf

\* Lot is .512 Acres

\* Benton County 17.00508.00

\* 2018 Taxes \$12,148.00

\* Zoned: C-5 Highway Commercial

\* Businesses in the area include:

East Side Glass Co., Copper Lantern, McDonald's,  
Super America, VFW, Subway, Wendy's, Country  
Inn & Suites, Big O Tires, Taco Bell, SPS  
Companies and more . . . .



**Contact:**  
**ERIC O'BRIEN**  
**(612) 281-4163**

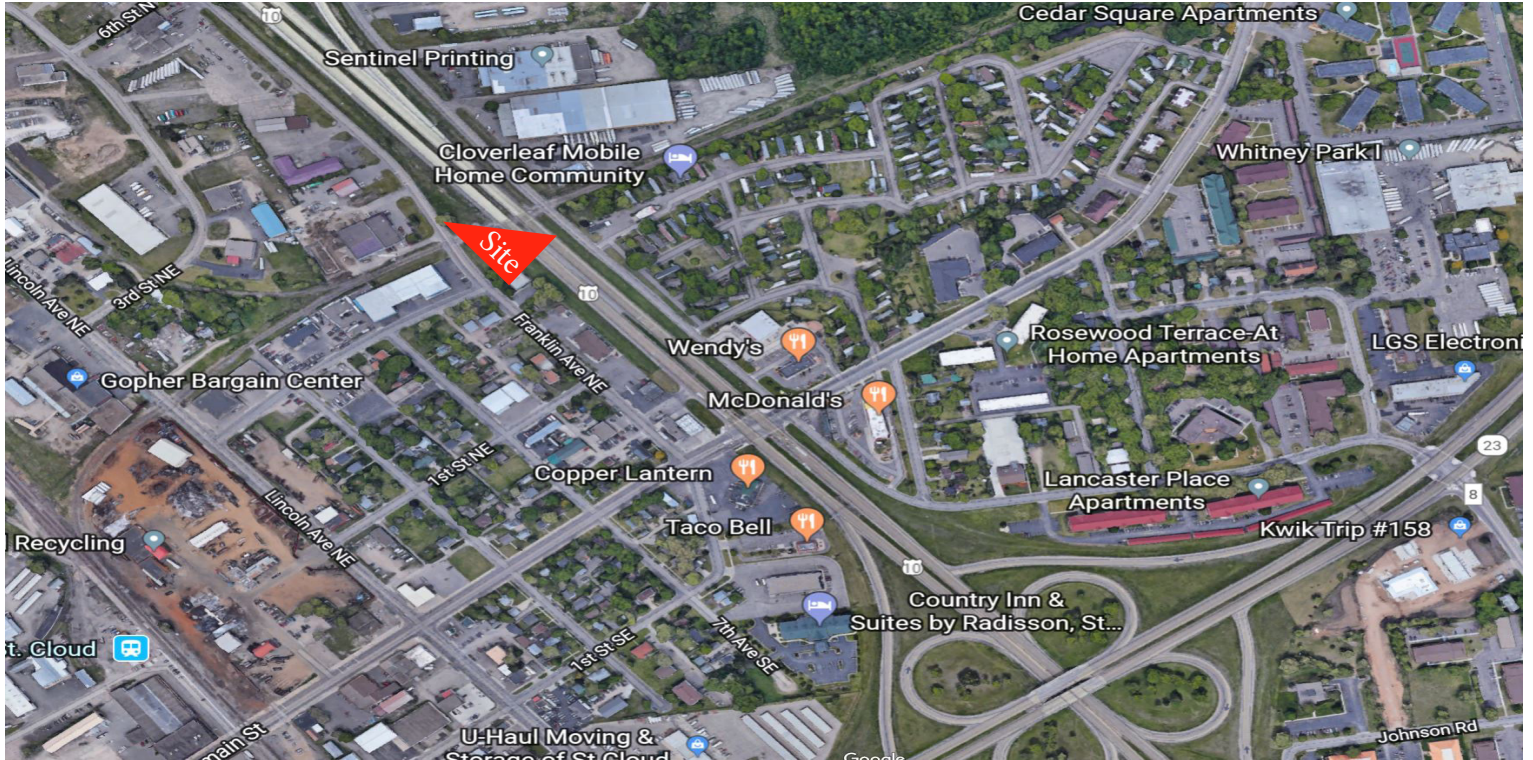
**[EObrien@commrealtysolutions.com](mailto:EObrien@commrealtysolutions.com)**





COMMERCIAL REALTY SOLUTIONS

# For Sale Highway Commercial 128 Franklin Ave NE, St. Cloud 56304



## PROPERTY INFORMATION

- \* Highly visible on Highway 10
- \* Located North of Highway 23
- \* Great location for Commercial Showroom, Retail or Office
- \* Easy access to Highway 10 and downtown St. Cloud
- \* Minutes from I-94



## TRAFFIC COUNTS - 2017

- \* Highway 10 - 25,600 VPD
- \* Highway 23 - 27,000 VPD

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# For Sale

## Highway Commercial

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### PROPERTY INFORMATION

- \* 12 Parking Spaces
- \* Two Roof Top Units (Replaced 2017)
- \* Two Electric Panels - 280V
- \* 10' Clear Ceiling
- \* Well Maintained
- \* Open Floorplan
- \* Entry Vestibule with Reception Area
- \* Large Breakroom/Training Room
- \* Easy access to Highway 10 and Downtown St. Cloud

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