



COMMERCIAL REALTY SOLUTIONS

For Sale  
Investment  
Real Estate



# ST. CLOUD INVESTMENT REAL ESTATE

**Sales Price: \$1,200,000.00**

Building Size: 4,698/sf

801 W Saint Germain St, St. Cloud, MN 56301

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## PROPERTY LOCATION

Historic Downtown St. Cloud

Intersection of W. St. Germain Street and  
8th Avenue North

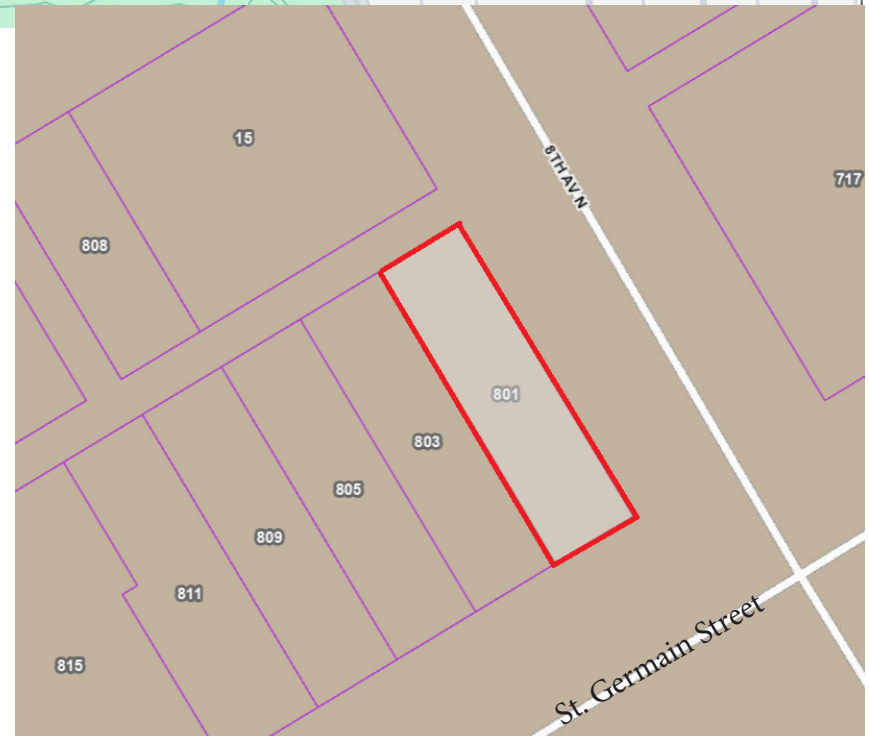
Businesses in Area Include:

Arroy Thai & Filipino Restaurant, Gnarly Bard Theatre,  
The White Horse Bar & Restaurant, Paramount Theatre and  
more.

### TRAFFIC COUNTS - 2024

\* 8th Avenue N - 1,450 VPD

\* W. St. Germain - 3,900 VPD



# PROPERTY OVERVIEW

801 W. St. Germain St, St. Cloud, MN

Sales Price

\$1,200,000.00

Building Size	4,698 (100% Occupied)
Lot Size	0.63 Acres
County	Stearns
PID	82.46132.0000
Taxes 2025	\$5,736.00
Zoned	C-3 Central Business Distric
Year Built	1890
Floors	Two (2)
Tenants	Multi-Tenant Building
Parking	Street

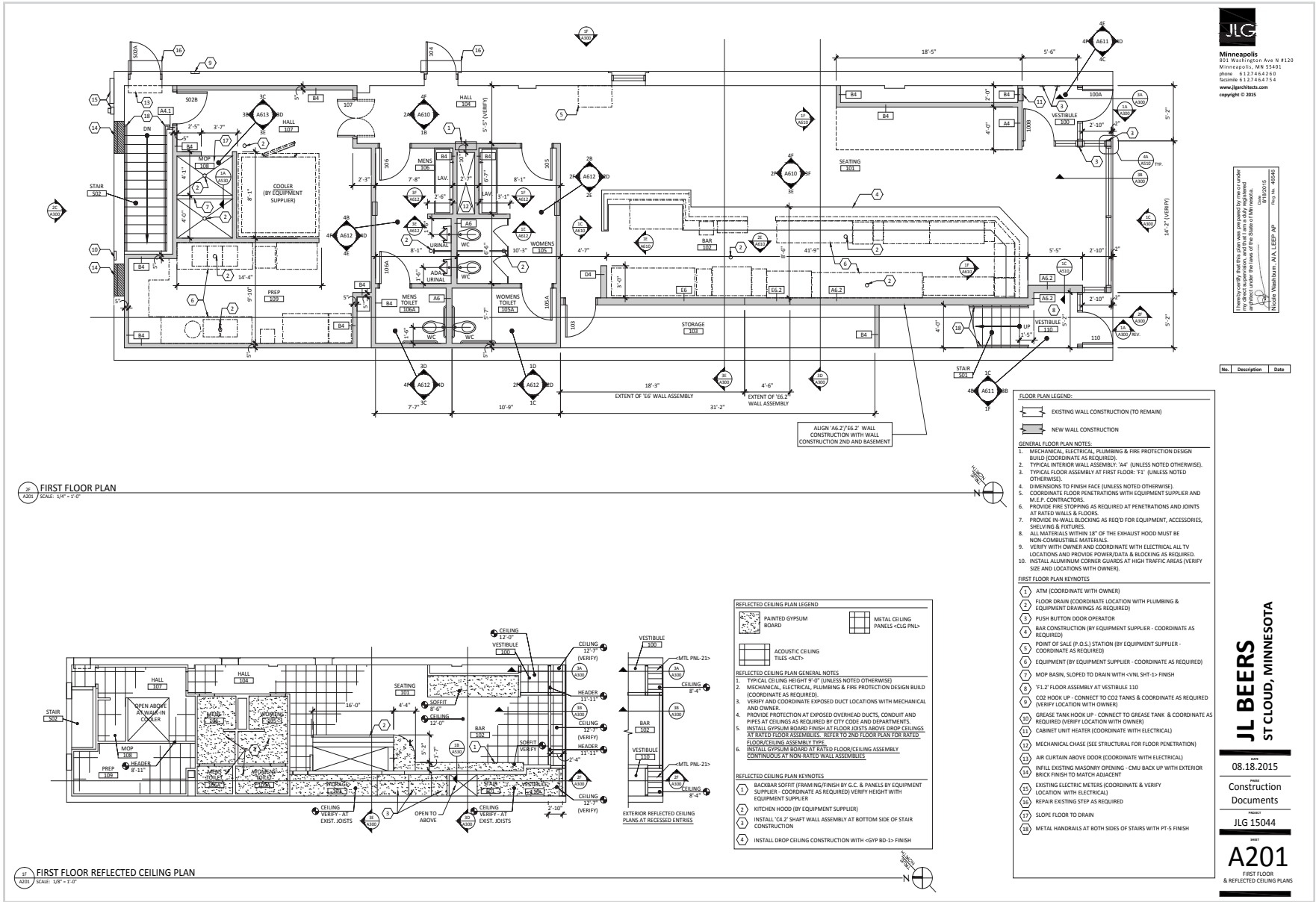


## PROPERTY INFORMATION

- \* Building was fully renovated in 2015 with over \$1 million in improvements
- New electrical, plumbing, HVAC, roof and interior renovations
- Restaurant furnishings and equipment are included in the sale
- \* Ground Floor Restaurant space is 100% occupied by restaurant operator with original 10 year term.
- \* Upper Floor has two (2) loft style apartments that have been completely renovated and are fully leased.

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# FLOOR PLAN - Main



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Prepared by: [Signature]  
 Checked by: [Signature]  
 Drawn by: [Signature]  
 Title: [Signature]

No.	Description	Date
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31 FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

32 FIRST FLOOR REFLECTED CEILING PLAN  
 SCALE: 1/8" = 1'-0"

- FLOOR PLAN LEGEND:**
- EXISTING WALL CONSTRUCTION (TO REMAIN)
  - NEW WALL CONSTRUCTION
- GENERAL FLOOR PLAN NOTES:**
- MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION DESIGN BUILD (COORDINATE AS REQUIRED).
  - TYPICAL INTERIOR WALL ASSEMBLY: 24" (UNLESS NOTED OTHERWISE).
  - TYPICAL FLOOR ASSEMBLY AT FIRST FLOOR: F3' (UNLESS NOTED OTHERWISE).
  - DIMENSIONS TO FINISH FACE (UNLESS NOTED OTHERWISE).
  - COORDINATE FLOOR PENETRATIONS WITH EQUIPMENT SUPPLIER AND M.E.P. CONTRACTORS.
  - PROVIDE FIRE STOPPING AS REQUIRED AT PENETRATIONS AND JOINTS AT RATED WALLS & FLOORS.
  - PROVIDE IN-WALL BLOCKING AS REQ'D FOR EQUIPMENT, ACCESSORIES, SHELVEYS & FIXTURES.
  - ALL MATERIALS WITHIN 18" OF THE EXHAUST HOOD MUST BE NON-COMBUSTIBLE MATERIALS.
  - VERIFY WITH OWNER AND COORDINATE WITH ELECTRICAL ALL TV LOCATIONS AND PROVIDE POWER DATA & BLOCKING AS REQUIRED.
  - INSTALL ALUMINUM CORNER GUARDS AT HIGH TRAFFIC AREAS (VERIFY SIZE AND LOCATIONS WITH OWNER).
- FIRST FLOOR PLAN KEYNOTES**
- ATM (COORDINATE WITH OWNER)
  - FLOOR DRAIN (COORDINATE LOCATION WITH PLUMBING & EQUIPMENT DRAWINGS AS REQUIRED)
  - PUSH BUTTON DOOR OPERATOR
  - BAR CONSTRUCTION (BY EQUIPMENT SUPPLIER - COORDINATE AS REQUIRED)
  - POINT OF SALE (P.O.S.) STATION (BY EQUIPMENT SUPPLIER - COORDINATE AS REQUIRED)
  - EQUIPMENT (BY EQUIPMENT SUPPLIER - COORDINATE AS REQUIRED)
  - MOP BASIN, SLOPED TO DRAIN WITH 1/4" INCH FINISH
  - 7 1/2" FLOOR ASSEMBLY AT VESTIBULE 110
  - CO2 HOOK UP - CONNECT TO CO2 TANKS & COORDINATE AS REQUIRED (VERIFY LOCATION WITH OWNER)
  - GREASE TANK HOOK UP - CONNECT TO GREASE TANK & COORDINATE AS REQUIRED (VERIFY LOCATION WITH OWNER)
  - CABINET UNIT HEATER (COORDINATE WITH ELECTRICAL)
  - MECHANICAL CHASE (SEE STRUCTURAL FOR FLOOR PENETRATION)
  - AIR CURTAIN ABOVE DOOR (COORDINATE WITH ELECTRICAL)
  - WALL EXISTING MASONRY OPENING - CMU BACK UP WITH EXTERIOR BRICK FINISH TO MATCH ADJACENT
  - EXISTING ELECTRIC METERS (COORDINATE & VERIFY LOCATION WITH ELECTRICAL)
  - REPAIR EXISTING STEP AS REQUIRED
  - SLOPE FLOOR TO DRAIN
  - METAL HANDRAILS AT BOTH SIDES OF STAIRS WITH F1-S FINISH

**JL BEERS**  
 ST. CLOUD, MINNESOTA

DATE: 08.18.2015

Construction Documents

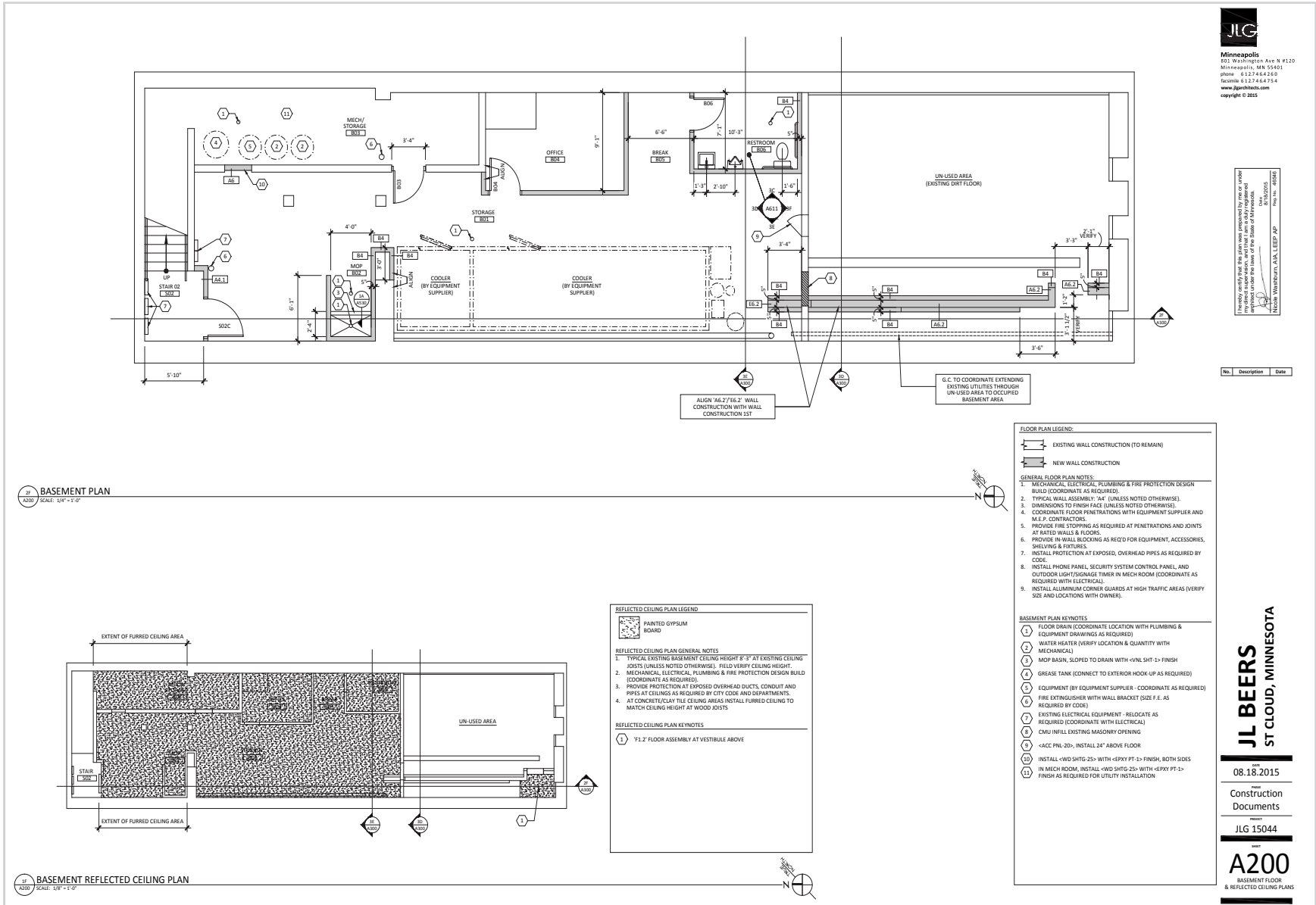
PROJECT: JLG 15044

DATE: A201

FIRST FLOOR & REFLECTED CEILING PLANS

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# FLOOR PLAN - BASEMENT



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No.	Description	Date

**JL BEERS**  
**ST CLOUD, MINNESOTA**

DATE: 08.18.2015  
 PROJECT: Construction Documents  
 DRAWING NO: JLG 15044  
 SHEET: **A200**  
 BASEMENT FLOOR & REFLECTED CEILING PLANS

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# INTERIOR



Bar and Seating Area from Front Door

# INTERIOR



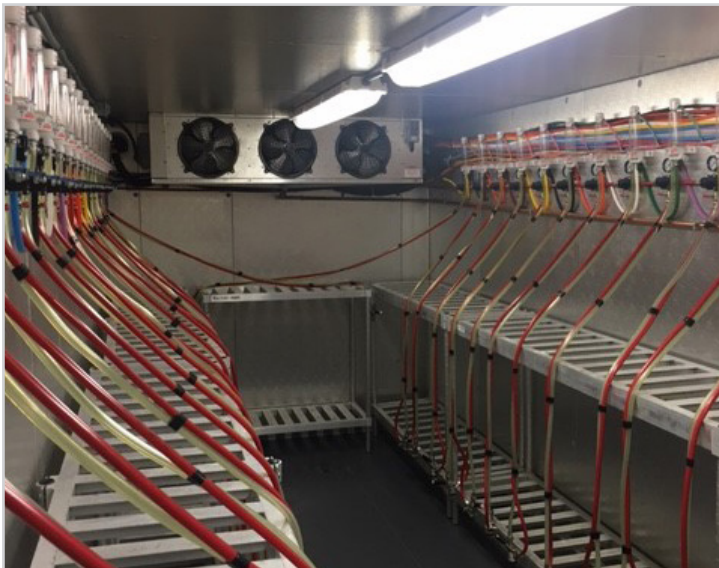
# INTERIOR



Walk In Coolers Downstairs



Racks for Storage Downstairs



Cooler for Taps



Electric Panels