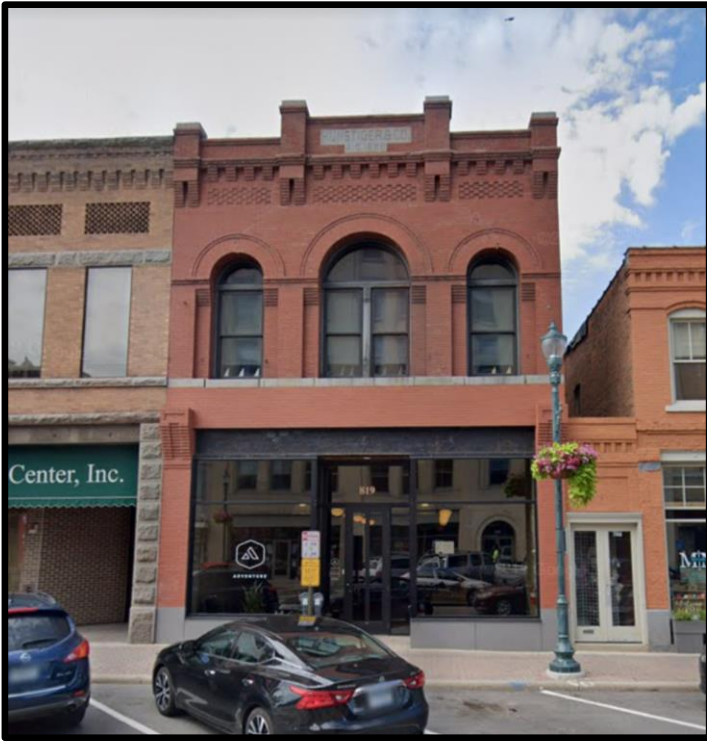


819 W St Germain

St. Cloud, MN

FOR SALE



Property Information

- Originally built in 1888 as Hunstiger Meat Market and operated as such until 1929.
- Property was also used as a Bakery, Watch Shop and Coffee Shop
- Completely renovated property enhancing the historical features
- Electric, plumbing, HVAC systems and duct work, roof, wood floors, masonry were all replaced, repaired or re-finished during full restoration of the property
- When you step inside this beautiful space, you can just feel the historic surroundings complete with brick walls, wood floors and stamped tin ceilings
- Very attractive storefront with large windows on both levels
- 2700 SF Main floor and 2700 SF Upper Level with full basement
- Break Room/Kitchenette
- Currently leased to Adventure Marketing thru May 2022
- Large basement for use as storage space
- Updated bathrooms on both levels
- Handicap accessible on main level

Sale Price \$475,000

Current rent is \$3,100 plus utilities

Adventure Marketing lease runs through May 2022

Property Owner pays Property Tax and Insurance

Property Tax 2020 - \$4,222

Property Insurance approximately \$3,600



For more information contact:

Sheila DeVine

320.492.3230

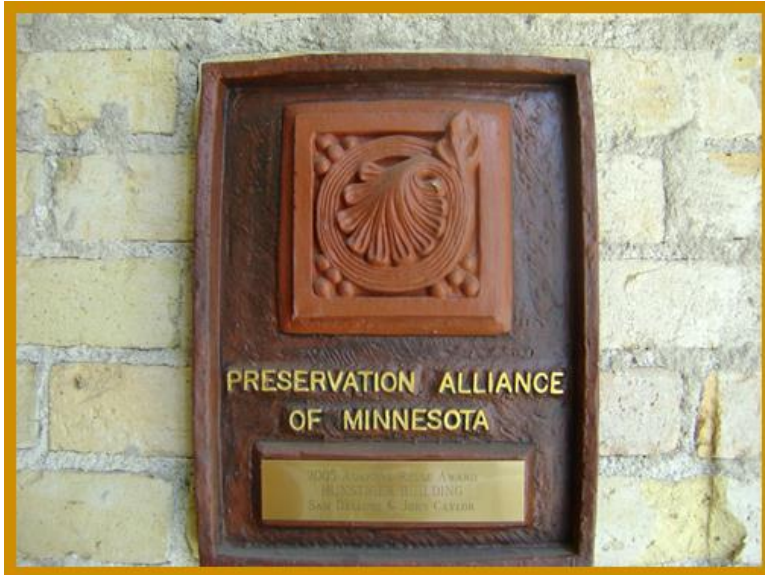
sdevine@warnert.com



819 W St Germain

St. Cloud, MN

Historic Renovation



This building won an Adaptive Reuse Award from the Preservation Alliance of Minnesota.

In addition to restoring original wood floors and tin ceilings, the rehabilitation replaced decorative brick corbelling and returned to the large glass windows shown in original storefront photos.



Hunstinger Building
819 W. Saint Germain St., Saint Cloud, MN



For more information contact:

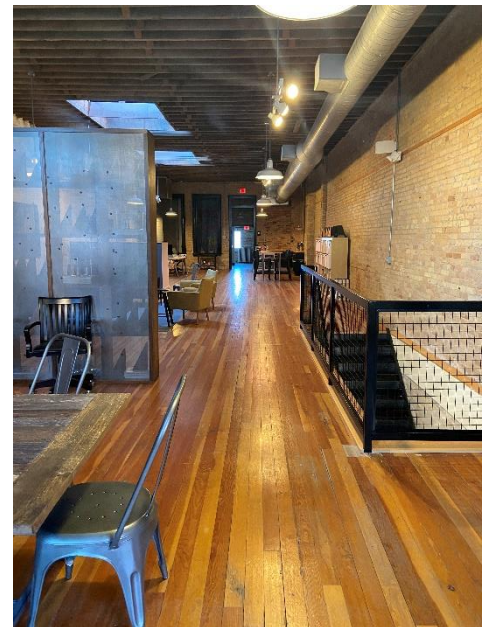
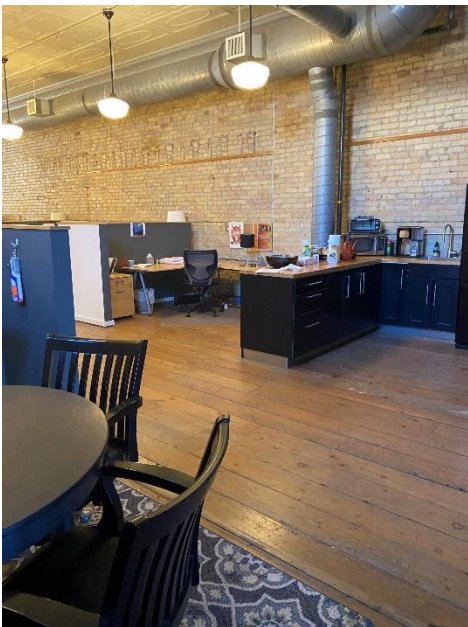
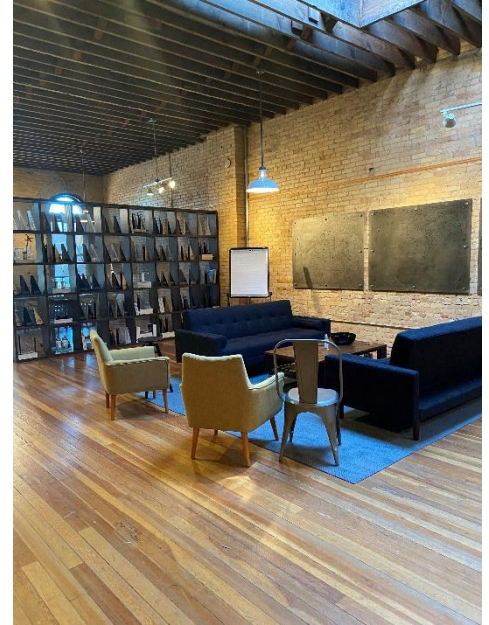
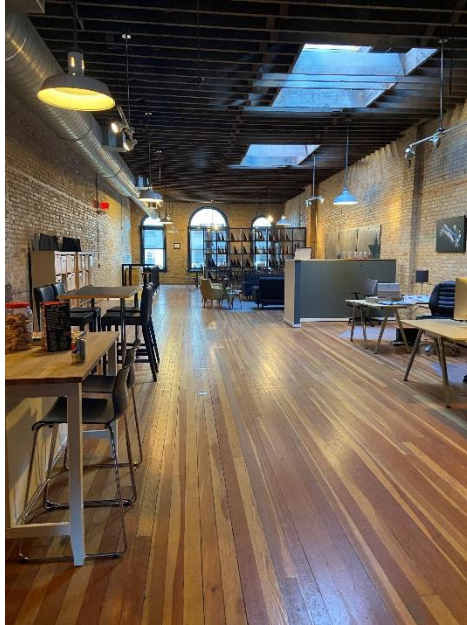
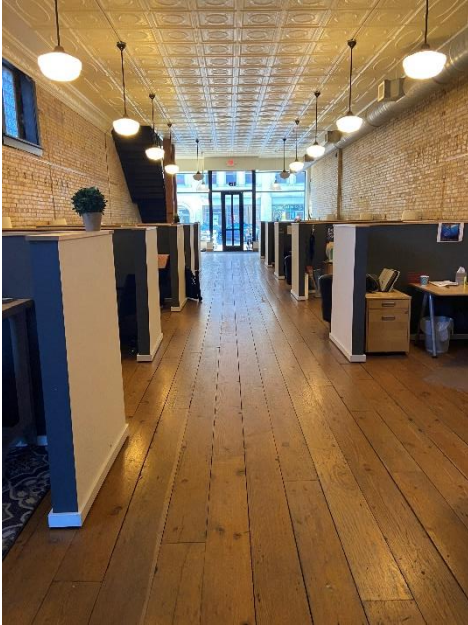
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819 W St Germain

St. Cloud, MN

Interior
Photos



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