GREAT THEATRE

919 St Germain Street
Third and Fourth Floor Condominium
ST CLOUD, MN

FOR SALE

Price Reduced!
$195,000

2nd Floor Condominium is also available!
Over 12,000 SF of combined space!

For Sale

This is your opportunity to own a historical and unique condominium in downtown St Cloud! Original hardwood floors, high ceilings, large open 4th floor mezzanine and 3 large, wide open spaces which would be perfect for a dance studio, health club, art studio and so much more! There are so many uses for this condo, you must see it to appreciate all it has to offer! This is the former home of the GREAT Theatre. The theatre would be interested in leasing space from time to time for additional rehearsal space, other cultural art groups would also be interested in leasing portions of this space. Main floor elevator access and 2 large open staircases which exit onto St Germain. This is an incredible opportunity for you to own a piece of history in downtown St Cloud!

Property Features:

Available Space:	8,653 SF
Parking:	There is a parking ramp connected to building along with street parking. Weekend and evening parking is free.
Traffic:	32,500 + AADT (Division Street)
Zoning:	C-3 Central Business District
Sale Price:	~~$285,000~~ Recently REDUCED to $195,000!

3rd Floor Plus 4th Floor Mezzanine

Building Information:

Elevator:	Yes
3rd Floor	6,100 SF
4th Floor	2,500 SF
Property Built	1921
Exterior	Brick
HVAC	Gas Heat/Central Air

Add'l Information:

Taxes:	Charitable $0.00 Tax Base
Availability:	Immediate
Accessibility:	Two Staircases/Elevator

Call today for additional information on how you can also own the 2nd floor condominium!

For more information contact:

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WARNERT COMMERCIAL REAL ESTATE

This information has been obtained from sources believed reliable. We do not doubt its accuracy, however, we have not verified it. We make no guarantee, warranty or representation about it. It is your responsibility, along with your tax and legal advisors to independently confirm its accuracy.

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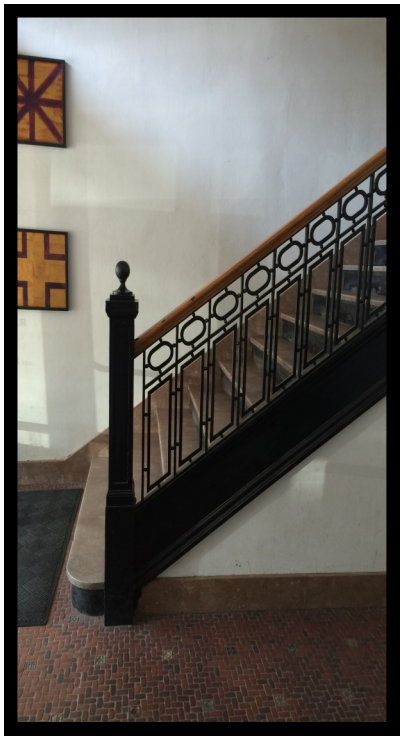

WARNERT
COMMERCIAL REAL ESTATE

Great Theatre

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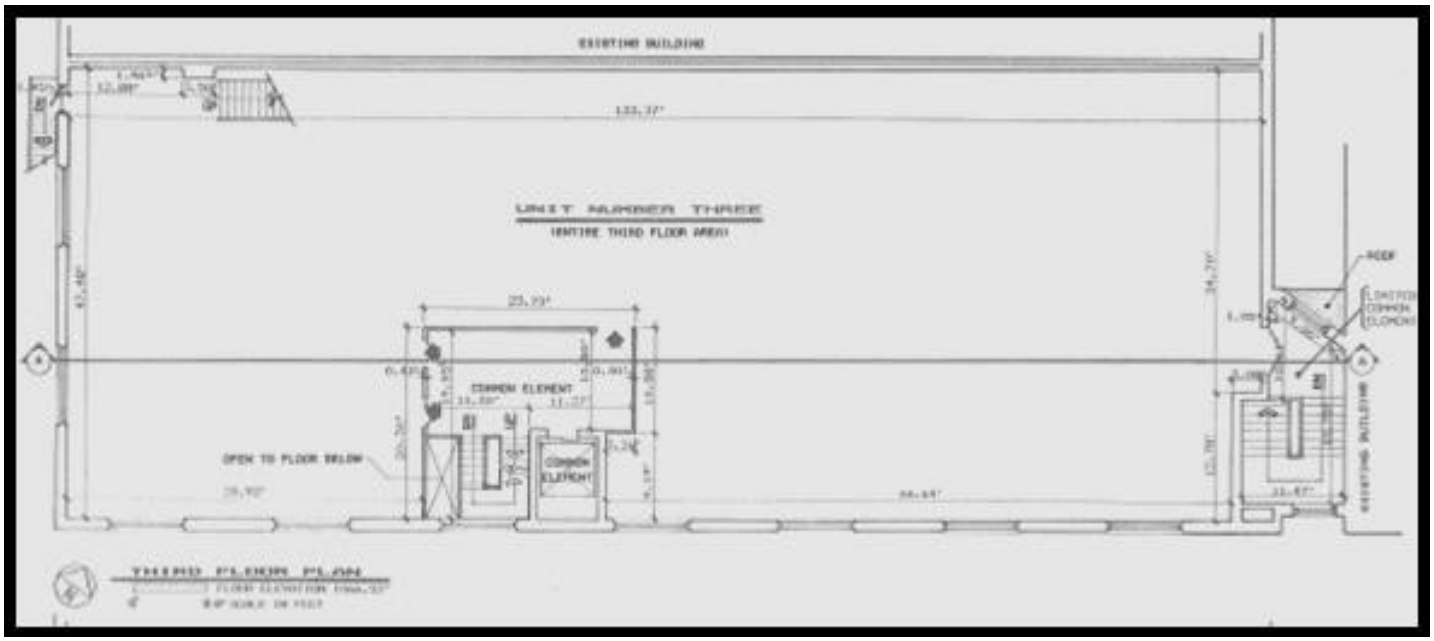
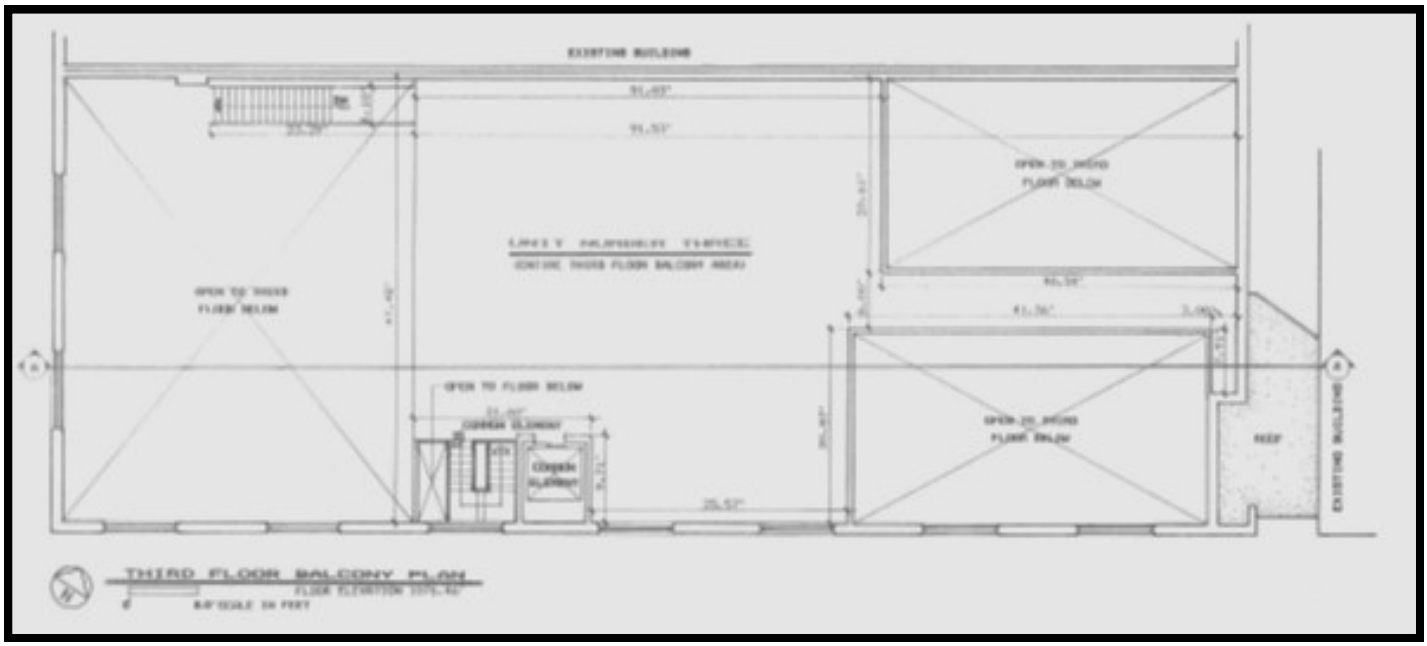
Third Floor and Balcony Plan





GREAT THEATRE

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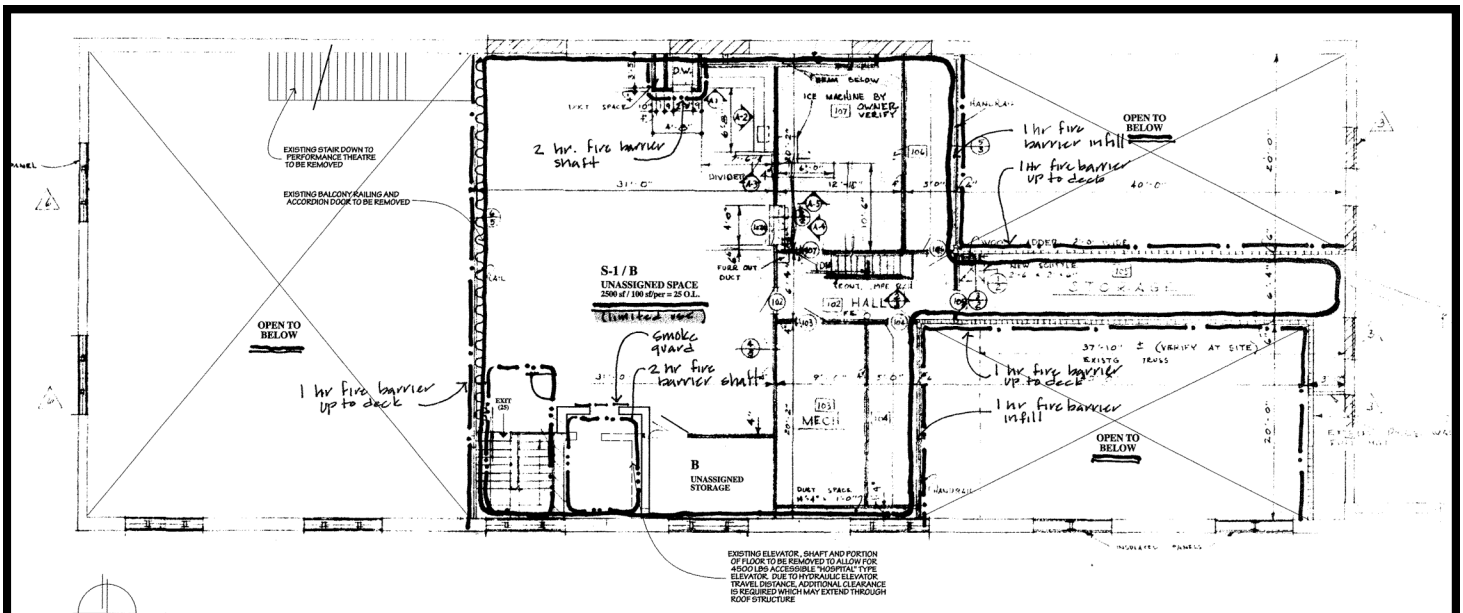
Third Floor and Balcony Floor Plan Detail



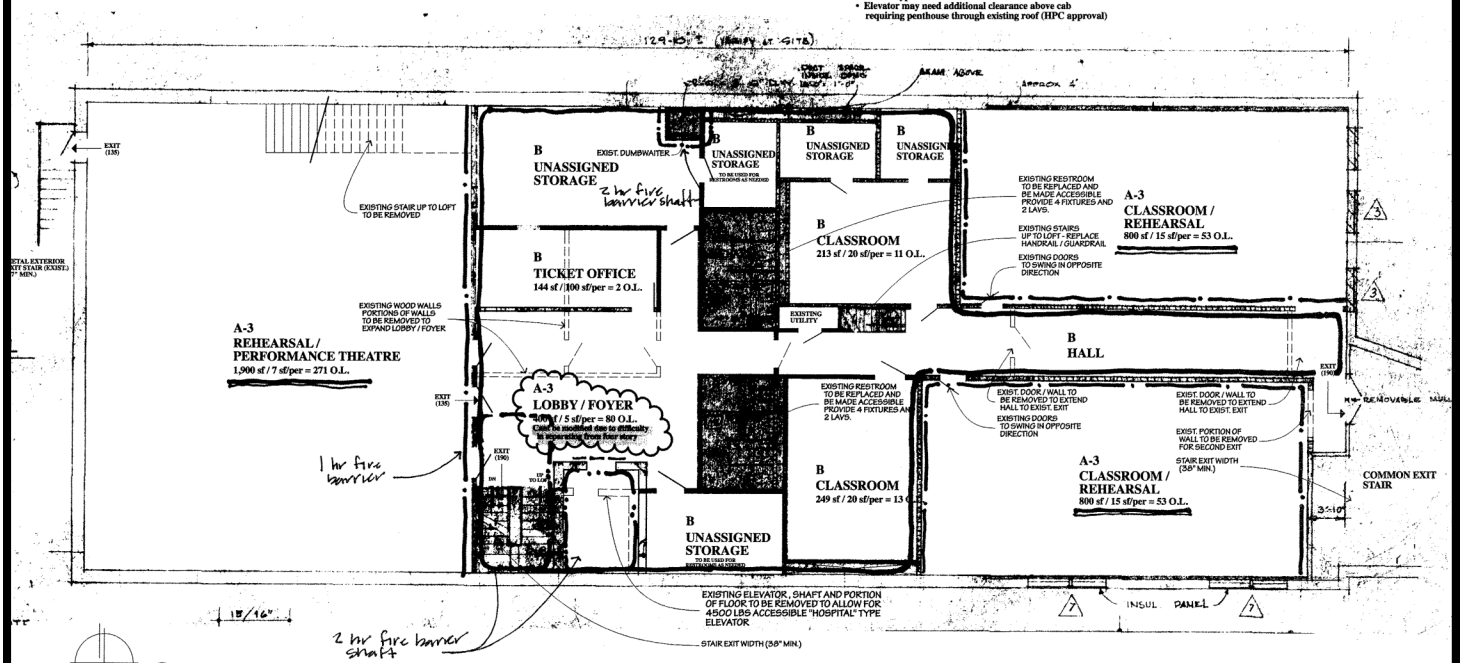
3 **FOURTH FLOOR - (THIRD FLOOR BALCONY)** 2,500 S.F.
NOT TO SCALE

ALLOWABLE AREAS - TYPE III-B CONSTRUCTION

Occup. / Exist Area	A. A.	A.A.I	Sprinkler Inc.	A_a	Ratio
S-1 - 2,500 sf	17,500 sf	-	(x2) = 35,000	52,500 sf	.04 < 1.0

* **CHALLENGES :**

- Assembly on 3rd floor which requires sprinkling and fire barrier separation due to the no. of stories (4).
- Fourth story classification
- Asbestos ?
- Wood construction
- 2 hr. shaft requirements for stair / elevator
- 2 hr. exterior wall requirement due to the current type of construction and no. of stories
- Elevator may need additional clearance above cab requiring penthouse through existing roof (HPC approval)



4 **THIRD FLOOR** 6,100 S.F.
NOT TO SCALE

ALLOWABLE AREAS - TYPE III-B CONSTRUCTION

Occup. / Exist Area	A. A.	A.A.I	Sprinkler Inc.	A_a	Ratio
A-3 - 3,900 sf	9,500 sf	-	(x2) = 19,000 sf	28,500 sf	.13
B - 2,200 sf	19,000 sf	-	(x2) = 38,000 sf	57,000 sf	.04
					.17 < 1.0

* **CHALLENGES :**

- Assembly on 3rd floor which requires sprinkling and fire barrier separation du to the no. of stories (4).
- Lobby / foyer cannot be modified because 1 hr. separation cannot be done unless we modify floor / structure.
- Asbestos ?
- Wood construction
- 2 hr. shaft requirements for stair / elevator
- 2 hr. exterior wall requirement due to the current type of construction and no. of stories

THIRD FLOOR OCCUPANT LOAD

• THEATRE :	271
• REHEARSALS :	106
• LOBBY (NOT IN TOTAL):	80
• CLASSROOMS:	24
• REMAINDER (B OCCUP)	33
• TOTAL :	434 OCCUP.

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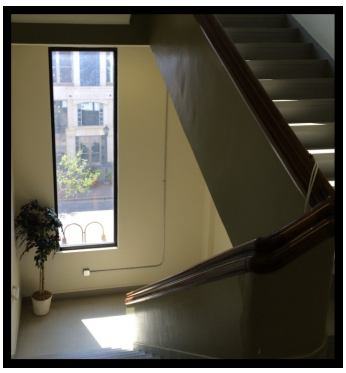
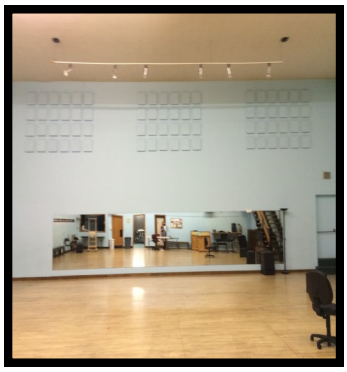
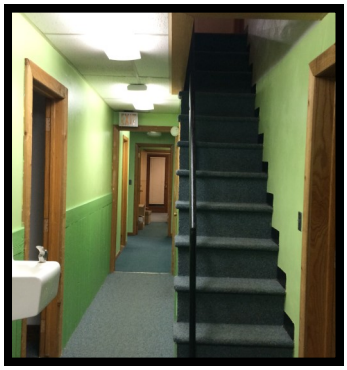
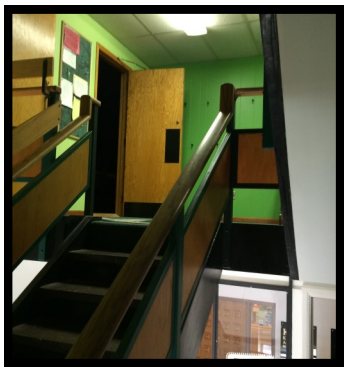
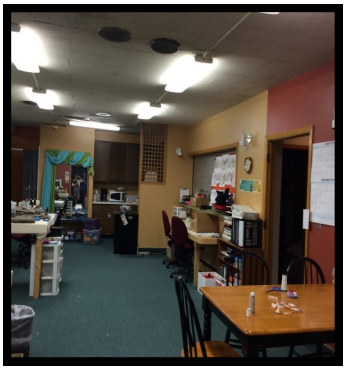
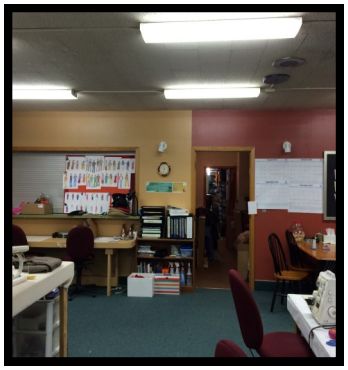
Interior Photographs









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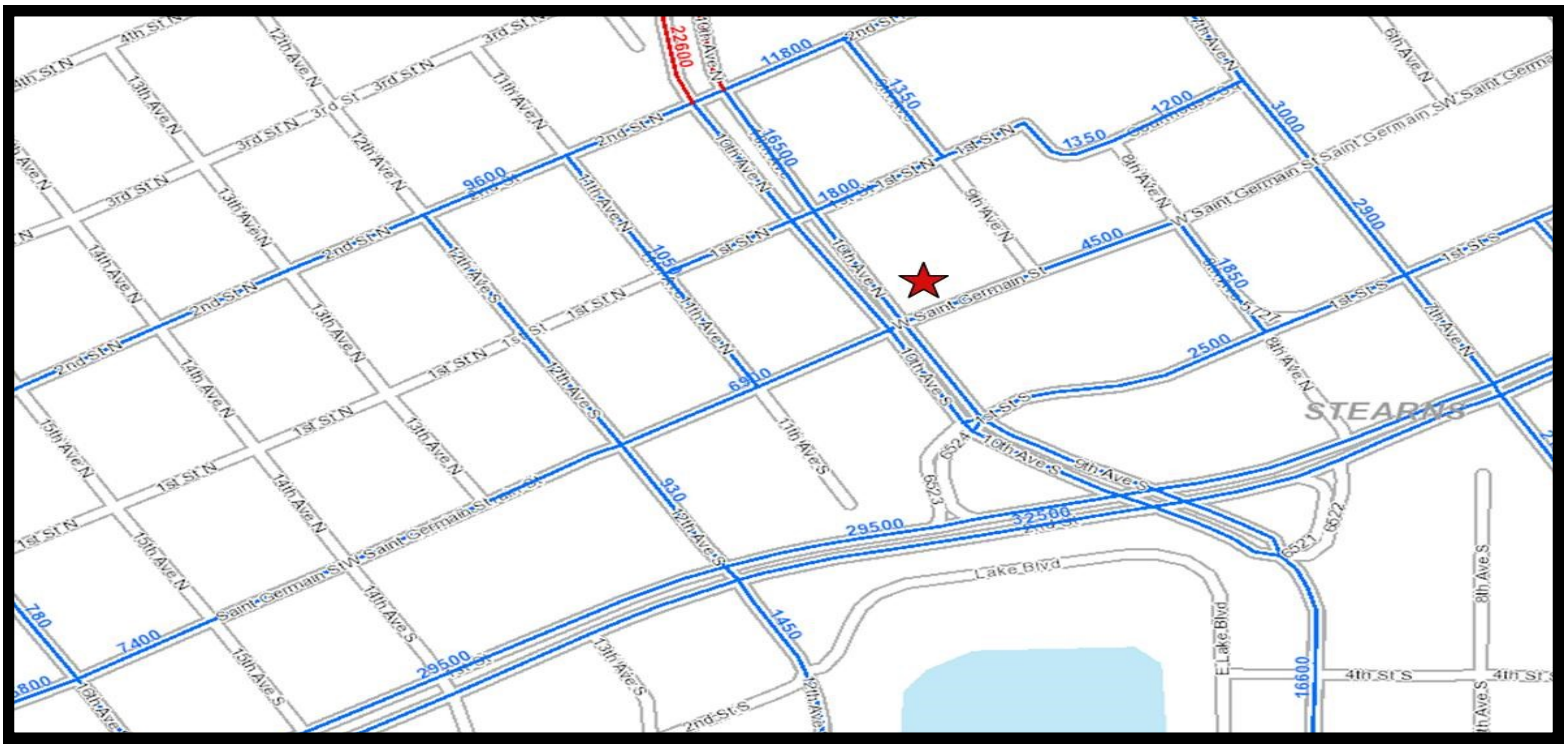
Aerial View and Neighboring Businesses