

CENTRAL ST. JOE OFFICE & WAREHOUSE

701 Elm Street | St. Joseph, MN 56374



FOR SALE | \$595,000
LOT SIZE | +/- 2.5 ACRES



PROPERTY DESCRIPTION

4,000 square feet building consisting of office and warehouse space situated on +/- 2.5 acres is available for sale in St. Joseph, Minnesota. The building has 2,000 sf of finished office space and 2,000 sf of warehouse or shop space.



PROPERTY HIGHLIGHTS

- + Flex space (office/warehouse/industrial)
- + Additional land, 2 acres for expansion, outdoor storage, or investment available for purchase at a reduced market rate
- + Easy access to St. Cloud MSA and +/-2.5 miles from I-94

BUILDING HIGHLIGHTS

- + Quality construction and finishes
- + 16' clear height with 14' drive-in door
- + Floor drain and flammable waste trap
- + Large offices, reception, break room, conference room and multiple restrooms

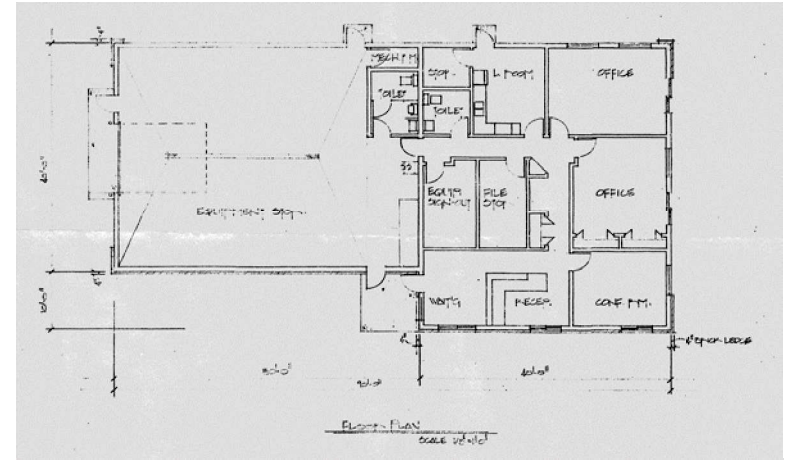


BUILDING & MECHANICAL

- + Forced air throughout office
- + Heated and vented warehouse
- + Single phase
- + City services

SITE MAP & LOCATION

Centrally located off County Road 75 and Elm Street in St. Joe. Easy access and visibility from main road, County Road 75.
Ideal for subcontractors or service-based operations.



AERIAL VIEW



Parcel ID 82.53546.0002
2023 Taxes \$13,904 Annual

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