



# Offering Memorandum



**100 2nd St S**

**SARTELL, MN 56377**

**PRESENTED BY:**

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## PROPERTY SUMMARY

### 100 2ND ST S

SARTELL, MN 56377

#### OFFERING SUMMARY

|                                        |             |
|----------------------------------------|-------------|
| <b>SALE PRICE:</b>                     | \$1,599,000 |
| <b>BUILDING SIZE:</b>                  | 12,408 SF   |
| <b>TOTAL LOT SIZE<br/>(3 PARCELS):</b> | 40,060 SF   |
| <b>PRICE / SF:</b>                     | \$128.87    |
| <b>2026 REAL ESTATE<br/>TAXES:</b>     | \$43,742.00 |



## PROPERTY SUMMARY

The medical office building located at 100 2nd Street South in Sartell, MN is a B2 – General Business zoned property situated on approximately 0.92 acres (40,060 SF) and improved with a 12,408 SF building constructed in 2001. The building offers 6,204 SF on the main level with the remaining square footage on the lower level, providing flexible space for a variety of commercial uses. Positioned along a well-traveled Sartell corridor, the property enjoys excellent visibility and convenient access to major roadways, nearby commercial hubs, and residential neighborhoods. The site includes 45 on-site parking stalls, ensuring ample parking for staff and visitors. Comprising three parcels, this offering provides ownership flexibility and long-term planning potential, making it an ideal opportunity for medical or professional office users seeking a prime location with adaptable space.

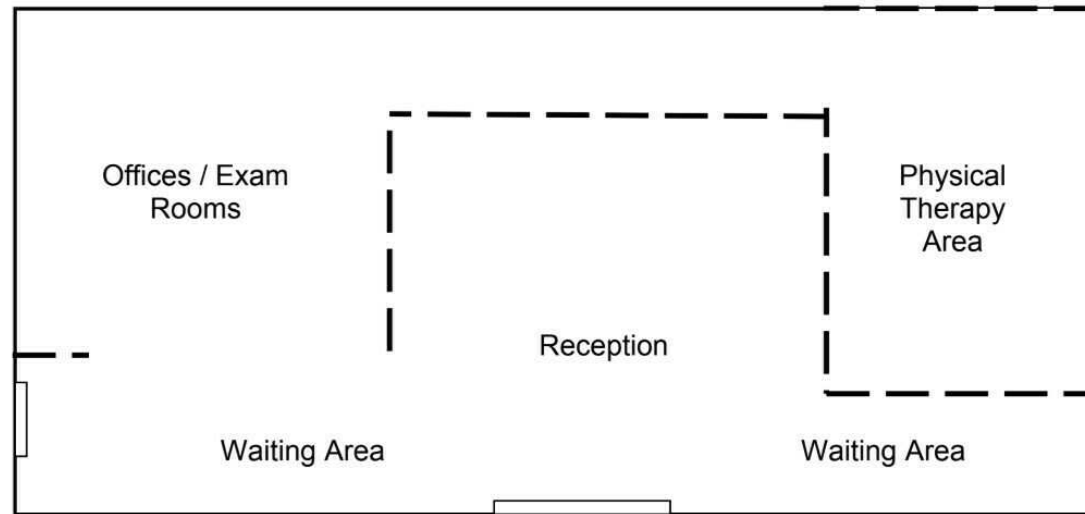
## PROPERTY HIGHLIGHTS

- Sinks located in individual provider rooms, ideal for medical, clinical, wellness, or professional office configurations
- Backup generator serving the building for enhanced reliability
- Building contains elevator access between levels
- Generous on-site parking for staff and visitors that spans over three parcels
- 12,847 AADT (2024) at the signalized intersection of 2nd Street South and County Road 78
- Convenient access to Highway 15, Highway 10, and other regional thoroughfares



## FLOOR PLANS SKETCH

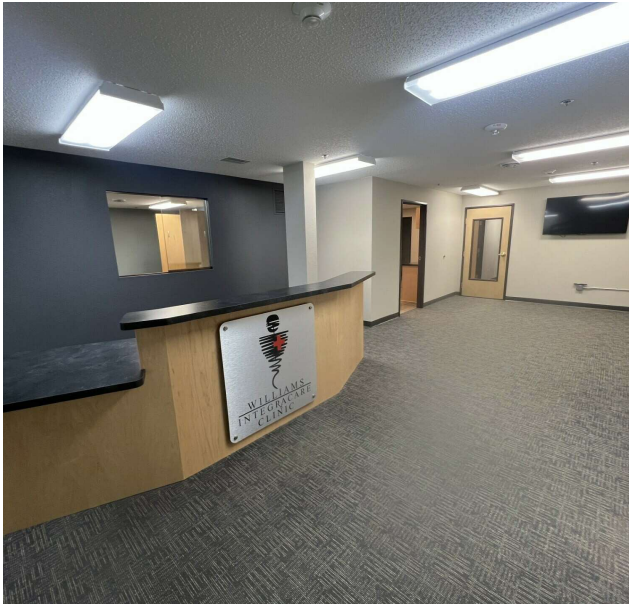
Main Level



Lower Level



## ADDITIONAL PHOTOS



## LOCATION DESCRIPTION

100 2nd Street South is strategically located in the growing community of Sartell, Minnesota, within the St. Cloud metropolitan area. The property benefits from excellent visibility along a well-traveled corridor and offers convenient access to major roadways, including Highway 15 and County Road 1, providing seamless connectivity to St. Cloud and surrounding communities. The site is positioned near established commercial nodes, healthcare facilities, and residential neighborhoods, creating a strong base of potential clientele and workforce. Sartell is known for its vibrant mix of retail, medical, and professional services, making this location ideal for medical office users seeking proximity to complementary businesses and a thriving local population. The area also offers nearby amenities such as dining, shopping, and recreational options, enhancing convenience for staff and visitors.

# AERIAL MAP



## MEET THE TEAM



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