



Legacy Park Sartell
1900 Medical Arts Ave | Sartell, MN 56377

FOR SALE | \$4,128,500



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Property Description:

This 22,597 square foot professional office building is comprised of high design office space on two floors plus Mezzanine. It is perfectly located in the center of Sartell's professional office and medical district; one block east of the well-travelled and highly visible Connecticut Avenue South & Dehler Drive. This attractive decorative brick and stucco building enjoys ample parking on the 75,830 square foot Lot it occupies. Immediately adjacent to the building are the two vacant lots ready for additional development.

Property Details

Building:

- Address is 1900 Medical Arts Ave South, Sartell, MN 56387.
- Construction was completed in 2006 for the owner occupant who occupied all of second floor and approximately ½ of the main floor.
- 23,598 Total Gross Square Footprint including the Mezzanine.
- 22,597 RSF / 20,681 USF on Two Floors.
- Stearns County Parcel ID 92.57044.0909.
- 2018 Estimated Tax Value – \$2,213,700.
- 2018 Real Estate Taxes – \$85,724.00.
- Main Floor Vacancy – 9,657 RSF.

Lot 2:

- Primary Address is 154 Dehler Drive, Sartell, MN 56387.
- 76,410 Square Feet of “build ready” land (southeast of the Building).
- Parcel ID 92.57044.0910.
- 2018 Estimated Tax Value – \$420,300.
- 2018 Real Estate Taxes – \$16,446.00.

Lot 3:

- Primary Address is 1904 Kruchten Court South, Sartell, MN 56387.
- 43,120 Square Feet of “build ready” land.
- Parcel ID 92.57044.0912.
- 2018 Estimated Tax Value – \$237,200.00.
- 2018 Real Estate Taxes - \$7,180.00.



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Executive Summary & Tenant Breakdown

Property Highlights:

- Located near Highway 15, Connecticut Ave & Dehler Drive, Health Partners Regional Clinic, St. Cloud Orthopedics, St. Scholastica, CentraCare Plaza and Epic Center, Sartell.
- Building Amenities include: second story balcony, outdoor picnic area, elevator, key pad access system, fully sprinkled fire suppression system and great glass lines.
- The Second story complete remodel was completed in September 2018.

Financials:

- Verifiable operating data indicates the current net operating income (NOI) of approximately \$144,587.50 not including potential income from vacancy. Potential NOI \$270,128.50.
- Operating Expenses are collected for the 1,374 USF mezzanine.
- Complete financial Data is available to qualified buyers.

Building Tenants:

- C.H Robinson Worldwide, Inc; 11,597 Square Feet plus 1,374 square foot mezzanine.



CH Robinson Worldwide, INC.

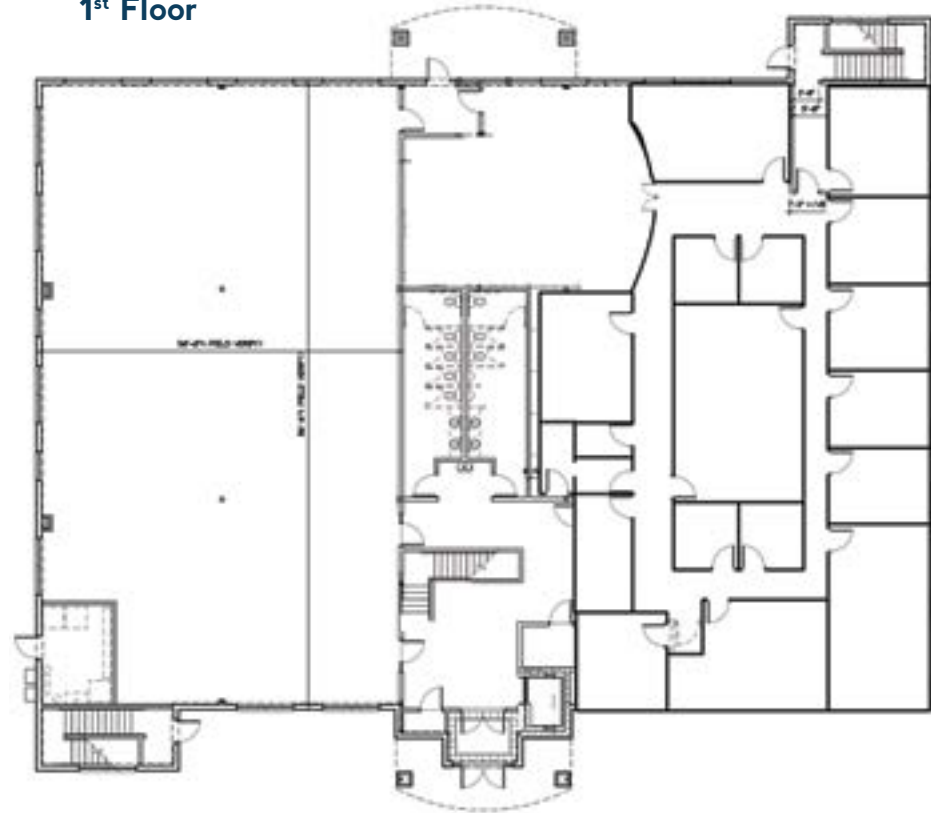
C.H. Robinson is a Fortune 500 provider of multimodal transportation services and third-party logistics. The company offers freight transportation, transportation management, brokerage and warehousing. It offers truckload, less than truckload, air freight, intermodal, and ocean transportation. It trades on NASDAQ and is headquartered in Eden Prairie, MN. In 2017 CH Robinson Worldwide employed 15,074 people, 98 of these employees work in this building.

Suite 101 consists of 4,611 RSF. It's current “vanilla shell” condition has windows on three sides and it enjoys 3 entrances; one exclusive vestibule entrance, one located near the common lobby and one which provides access to the two shared multi stalled restrooms. Suite 100 consists of 5,046 RSF / 4,618 USF. It is currently finished and ready for occupancy. The current floor plan can be seen on page 4.

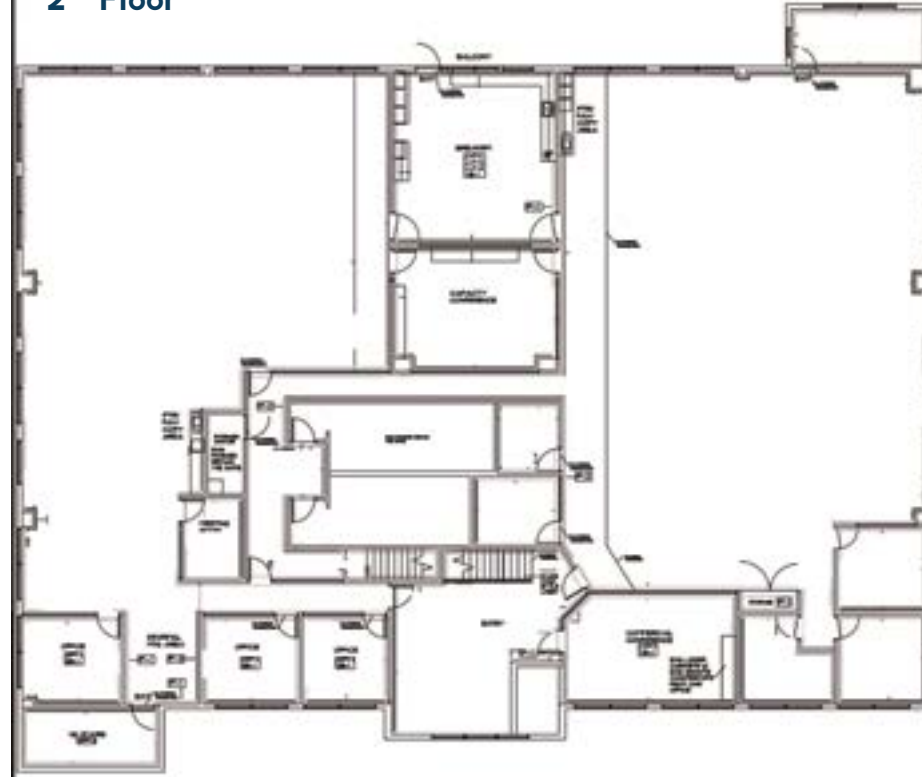


Floor Plans

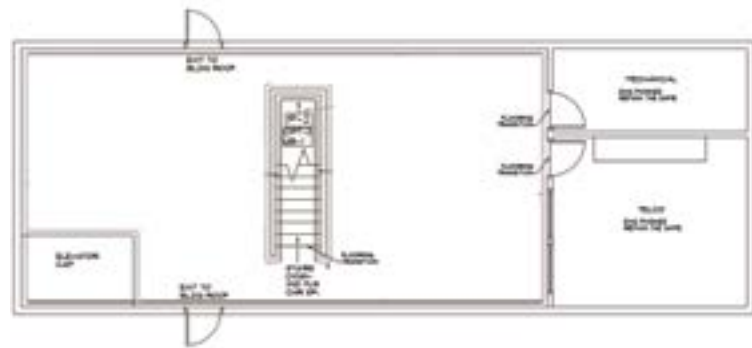
1st Floor



2nd Floor



Mezzanine



Additional Photos





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