

# COLD SPRING PROPERTY OPPORTUNITIES

(Updated January 7, 2014)

The Cold Spring Economic Development Authority (CSEDA) maintains this list of available properties as a public benefit to those with properties for sale or lease, and those searching for such properties. The CSEDA modifies this list as soon as property owners make us aware of changes in status, but we kindly ask that if you're aware of inaccuracies, to please contact City Hall. Some property owners prefer anonymity; therefore, we ask that if you have any inquiries about any of these properties to contact Dan Steil, Executive Director (320.685.8611) or Paul Hetland, City Administrator (320.685.3653), and we will either answer your questions or direct you to the appropriate party. Cold Spring has experienced a tremendous boom in its commercial & industrial base lately; we know you'd be happy with your decision to take part in that success!

## BUILDINGS FOR SALE OR LEASE

Name	* Size	Location	Usage	Comments
Cold Spring Office Centre	14 Offices	215 1 <sup>st</sup> Street South	Office	Many amenities. Warnert Commercial 251-9300
Granite Country Village	5 Suites	24 3 <sup>rd</sup> Ave South	Retail/Office	New building. Warnert Commercial 251-9300
Wealthcare Annex	500 & 600 sf, or combine	208 Main Street	Retail/Office	Can combine. Remodeled ext., finish to tenant spec.
Wealthcare Building - Suite B	800 sf	210 Main Street	Retail/Office	Newly remodeled & finished.
Cold Spring Commons	8,164 Sq Ft/ 6,785 Sq Ft	Hwy 23 E	Office/Retail	New building, great visibility, office condos, lease or sale
Cold Spring Business Center	One suite	308 Fifth Ave S	Commercial	New building in 2005, and on Highway 23.
Former Kiess Chevrolet Building	3 City Lots	201 Main St	Office/Retail	Ready for renovation, great downtown location.
Former St. Boniface House	Unknown	418 Main Street	Residential/Office	Large historic home with separate attached offices.
Former First National Agency Building	Two Suites 1,480 Sq Ft	10 3 <sup>rd</sup> Avenue South	Office/Retail	Great visibility in downtown business district. 685-5355
Midco Plaza	Small Suite	312 1 <sup>st</sup> St North	Office	Great downtown location
Schurman Retail Center	800 Sq Ft	20 Red River Av S	Office/Retail	Suite on upper level; across from City Hall.
Prudential Pladson Building	3,800 Sq Ft	305 3 <sup>rd</sup> Street South	Office/Retail	Highly visible location on Highway 23
Former Movies & More Building	900 Sq Ft Suite	214 Main Street	Office/Retail	High traffic count and great visibility, newly remodeled

\* Indicates general size of facility, not necessarily the amount immediately available.

## LAND FOR SALE OR LEASE

Name	Lot Size	General Location	**Sewer Water	Comments
Backes West	3 Acres	Hwy 23 W	No	Highway 23 exposure.
Bauer Property	Unknown	Hwy 23 E	No	Large area available.
Braegelman East	2-3 Acres	Hwy 23 E	No	Very visible site for commercial uses.
CS East City Lots	4 one-acre lots	Hwy 23 E	Yes	City lots, for lease individually or all 4 lots.
CS Granite Co. Downtown	13.5 Acres	Hwy 23 N	Yes	Frontage on Hwy 23, Main Street and Sauk River.
CS Granite East Property	75 Acres	Hwy 23 E	No	Great heavy industrial area ready for redevelopment.
CS Granite Co. Bronz Site	14 Acres	North of Main Street	Yes	Downtown Main Street location, and on Sauk River.
Muggli Property	10 Acres	Hwy 23 W	No	Vacant land platted and ready for sale.
Maverick Trucking	10 Acres	Hwy 23 W	No	Existing building, or complete redevelopment possibilities.
Cold Spring Business Park	22 city-owned lots	Cty Rd 2 North	Yes	CSEDA owned, attractive development.
River Links Commercial	Two 5-Acre Parcels	Hwy 23 W	Yes	Highway 23 location, next to new upscale residential development.
CS Granite Chapel St Property	3.5 Acres	Hwy 23 E	Yes	Great Highway 23//Chapel Street location, currently zoned residential

\*\* Indicates that municipal water & sewer utilities are at least to the property.