

COLD SPRING PROPERTY OPPORTUNITIES

(Updated April 27th, 2018)

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 Brigid Murphy, 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 st Street South	Office	Many amenities. Warnert Commercial 251-9300
Granite Country Village	2 suites available	24 3 rd Ave South	Retail/Office	New building. Warnert Commercial 251-9300
Medical Facility	17,400 sq ft.	224 Krays Mill Road	Hospital	State-of-the-art 16 bed behavioral health hospital, potential for additional beds. Intensive residential treatment service and supervised living facility Kate Hanson @ Granite City Realty (320) 420-6485
Wealthcare Annex	800 Sq. ft	208 Main Street	Retail/Office	Can combine. Remodeled ext., finish to tenant spec. Chad Mittendorf
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 First National Bank Building	Two Suites 1,480 Sq Ft	10 3 rd Avenue South	Office/Retail	Great visibility in downtown business district. 685-5355
Vacant lots adjacent to Former First National Bank Building				
Midco Plaza	Small Suite	312 1 st 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.
Old Griffith Dental	4200 Sq. Ft	411 Main Street	Office/Retail	REMAX- William Molitor 320-258-5808
River Power	Unknown	201 Main Street E	Retail/Commercial	Fran Ramler
Multi-tenant commercial space	11,806 sq ft -.48 acres	25 Red River Avenue	Office/Retail	Great office/retail Building for sale or lease. Suites can be combined for a larger space. Current tenants are subway, an Accountant, and a 3 bed apartment that is rented!
Commercially Zoned Structure	1400 sq ft building, 1.51 acres	113 Sauk River Road	Commercial	Commercial lot on the Sauk River in Cold Spring. 1.51 Acres with 85' of river frontage. High visibility and easy access to Hwy 23. Mark Rodenwald (320) 290-6275.
Kolmer Partnership	900 sq. ft-1 or 2 office suites	402 Red River Ave	Office	Jim Kraemer (320) 250-6200
Dollar Outlet Building		309 Main St, Cold Spring, MN	Retail	Lance Weber

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

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

LAND FOR SALE OR LEASE

Name	Lot Size	General Location	**Sewer Water	Comments
Backes West	3 Acres	Hwy 23 W	No	Highway 23 exposure.
CS Granite East City Lots	4 one-acre lots	Hwy 23 E	Yes	City lots, for lease individually or all 4 lots.
CS Granite Co. Downtown	2 lots	Hwy 23 N	Yes	South of Rocori Trail, north of GCB and Griffith Dental Office
CS Granite Co. Bronze Site	3 Acres	North of Main Street	Yes	Downtown Main Street location, and on Sauk River.
CS Granite Schneider Building	10 Acres	Hwy 23 W	No	Existing building, or complete redevelopment possibilities. Miller Construction
Cold Spring Business Park	8 city-owned lots	Cty Rd 2 North	Yes	CSEDA owned, attractive development.
River Links Commercial	Three 5.5-Acre Parcels	Hwy 23 W	Yes	Highway 23 location, next to new upscale residential development. Mill Construction
CS Granite Chapel St Property	3.5 Acres	Hwy 23 E	Yes	Great Highway 23//Chapel Street location, currently zoned
Fuchs Farm north of High School	42 Acres	Between High school Property and Business Park	No	Vacant farm land within Wakefield Township
Cold Spring Enterprises	2 parcels	Between Cty Road 49 and 5 th Ave s, south of Blue Heron Restaurant	No	Steve Muggli

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