

FOR SALE

Hwy 15 Land in Sauk Rapids/Sartell



OFFERING SUMMARY:

Highway 15 Land in Sauk Rapids/Sartell

Sale Price: \$3.50 per SF to \$6.00 per SF

Total Available: 9.40 Acres

Smallest Site Available: 0.23 Acres (10k SF)

Zoning: Commercial / Light Industrial

Highway 15 has +/-13,000 Vehicle Per Day

Outline:

Available for sale is nearly 10 total acres of prime development land in the Highway corridor of Sauk Rapids & Sartell, MN. Highway 15 has over 13,000 vehicles per day traveling on it daily.

- Highway visibility to over 13,000 vehicles per day
- Sites available from less than 1 acre to over 5 acres available immediately.
- Essentially shovel ready. All major utilities are in the street, or stubbed out to the site.
- Zoned Light Industrial in Sartell
- PUD Zoning with commercial use in Sauk Rapids
- Most commercial uses should be approved for any of the sites available

Parcel
REAL ESTATE

City

Sauk Rapids
&
Sartell

Information

Excellent development
sites available with
Highway 15 Visibility &
Access

CONTACT:

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Renderings & Photos:



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Photos & Information



Site	Address	City	PID	Acres	SF	\$psf	Price	Notes
1	N/A	Sauk Rapids	180003240	5.22	227,557	\$4.00	\$910,229.76	B/W Casey's & Thomas Tool on Hwy 15
2	1804 8th Ave NW	Sauk Rapids	190470300	2.30	100,188	\$6.00	\$601,128.00	Adjacent to Casey's on Hwy 15
	With Hwy 15 Frontage			7.52	327,745	\$4.61	\$1,511,357.76	
3	1803 8th Ave NW	Sauk Rapids	19047400	1.65	71,874	\$5.00	\$359,370.00	Corner lot located 1 block off Hwy 15
4	1802 Oak Pond Dr NW	Sauk Rapids	190476400	0.23	10,019	\$5.00	\$50,094.00	Connected to the lot above
	No Hwy 15 Frontage			1.88	81,893	\$5.00	\$409,464.00	
	Total			9.40	409,638	\$4.69	\$1,920,821.76	Discount considered if it all is purchased

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