



For Sale
Commercial
Land



ST. CLOUD Commercial Land

Sale Price: \$8.50/psf

Lot is 4.91 Acres

3283 Stone Gate Dr, St. Cloud, MN 56301

Eric O'Brien, Broker
612.281.4163
EObrien@Crs-Mn.com

Wayne Elam, Broker
763.229.4982
WEElam@Crs-Mn.com



PROPERTY LOCATION

- * St. Cloud is located 66 miles from Minneapolis along I-94
- * East of Highway 15 at the new Granite Parkway Interchange
- * Frontage to the newly expanded 33rd Street S
(Primary West/East connector between Hwy 15 and C.R. 75 on the South Side of St. Cloud).
- * West of the new Tech High School
- * Adjacent to Stride Academy

TRAFFIC COUNTS - 2024

- * County Road 74 - 5,600 VPD
- * 33rd Street - 5,100 VPD



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other broker(s).

PROPERTY OVERVIEW

3283 Stone Gate Drive, St. Cloud, MN

Sales Price
\$8.50/psf
(for usable acreage)

Lot Size 1 Acre (Total 2.75 Acres)

County Stearns

PID 82.51188.0103

Taxes 2025 \$3,122.00

Zoned PUD Planned Unit Development

Businesses in the Area
New Tech High School, Klein Landscape,
Stride Academy Charter School,
Jubilee Worship Center and more...



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Commercial Land | 3