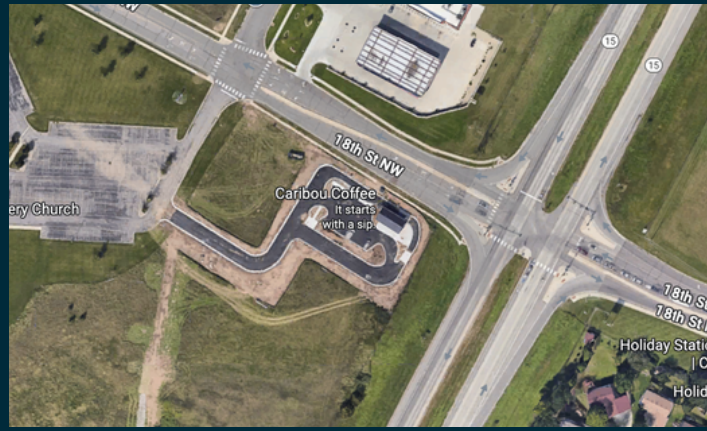


FOR SALE

Hwy 15 Land in Sauk Rapids/ Sartell



OFFERING SUMMARY:

Highway 15 Land in Sauk Rapids/Sartell

Sale Price: \$299,000 per lot

Total Available: 8.5 Acres

Smallest Site Available: 39,640 sf

Zoning: Commercial / Light Industrial

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

Outline:

Available for sale is 8.5 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.

- 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:

Sam Johnson

sam@parcel.properties
320-420-1177
parcel.properties

CONTACT:

Tanner Nordlund

tanner@parcel.properties
320-828-0395
parcel.properties

FOR SALE

Hwy 15 Land Sauk Rapids/ Sartell

CONTACT:

Sam Johnson

sam@parcel.properties
320-420-1177
parcel.properties

Parcel
REAL ESTATE

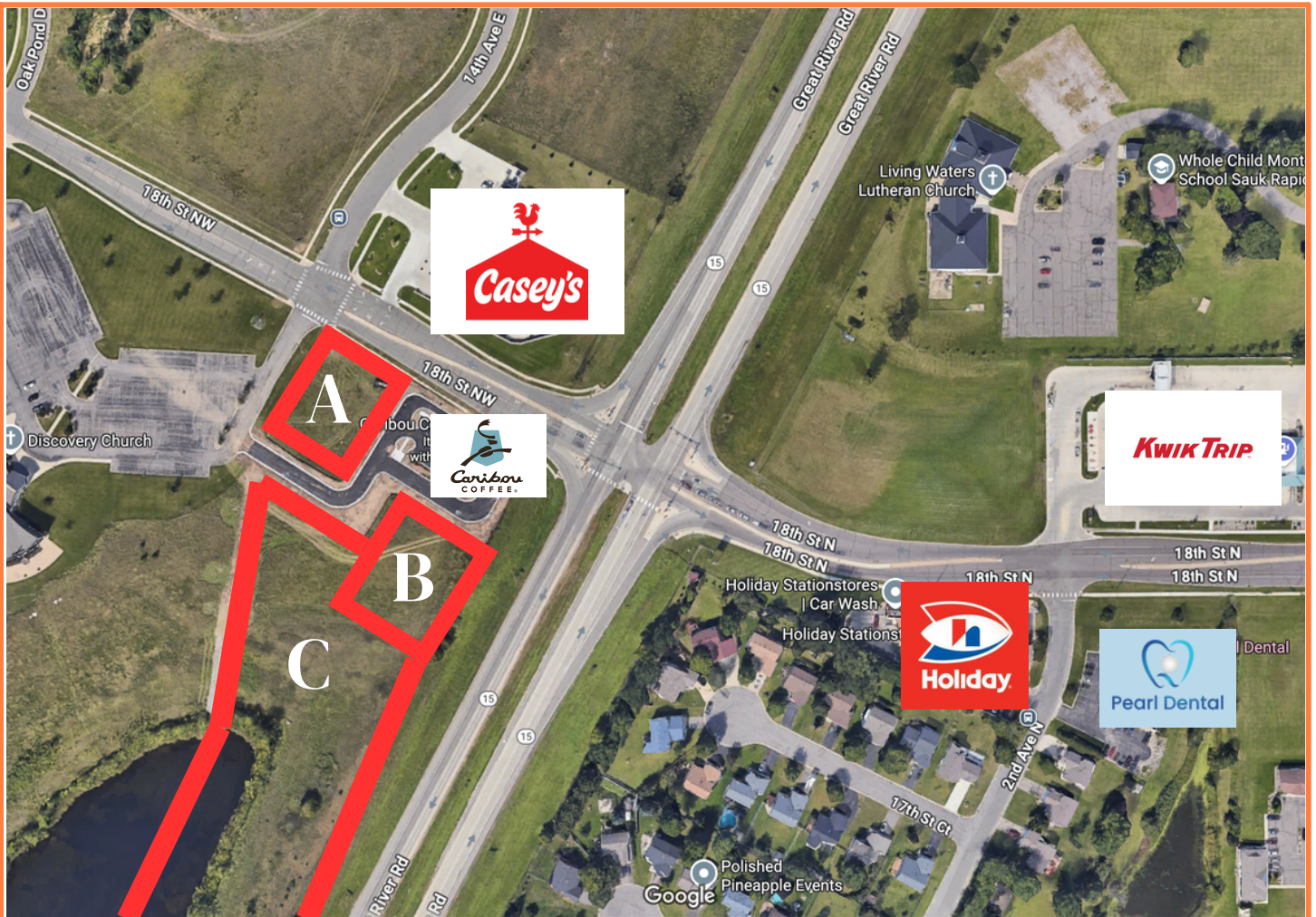
CONTACT:

Tanner N.

tanner@parcel.properties
320-828-0395
parcel.properties

Parcel
REAL ESTATE

Renderings & Photos:



Spaces:

A: 39,640sf, PID: 19.05021.00

B: 46,609sf, PID: 19.05020.00

C: 284,447sf, PID: 19.05022.00

FOR SALE

Hwy 15 Land Sauk Rapids/ Sartell

CONTACT:

Sam Johnson

sam@parcel.properties
320-420-1177
parcel.properties

Parcel
REAL ESTATE

CONTACT:

Tanner N.

tanner@parcel.properties
320-828-0395
parcel.properties

Parcel
REAL ESTATE

Renderings & Photos:



FOR SALE

Hwy 15 Land Sauk Rapids/ Sartell

CONTACT:

Sam Johnson

sam@parcel.properties
320-420-1177
parcel.properties

Parcel
REAL ESTATE

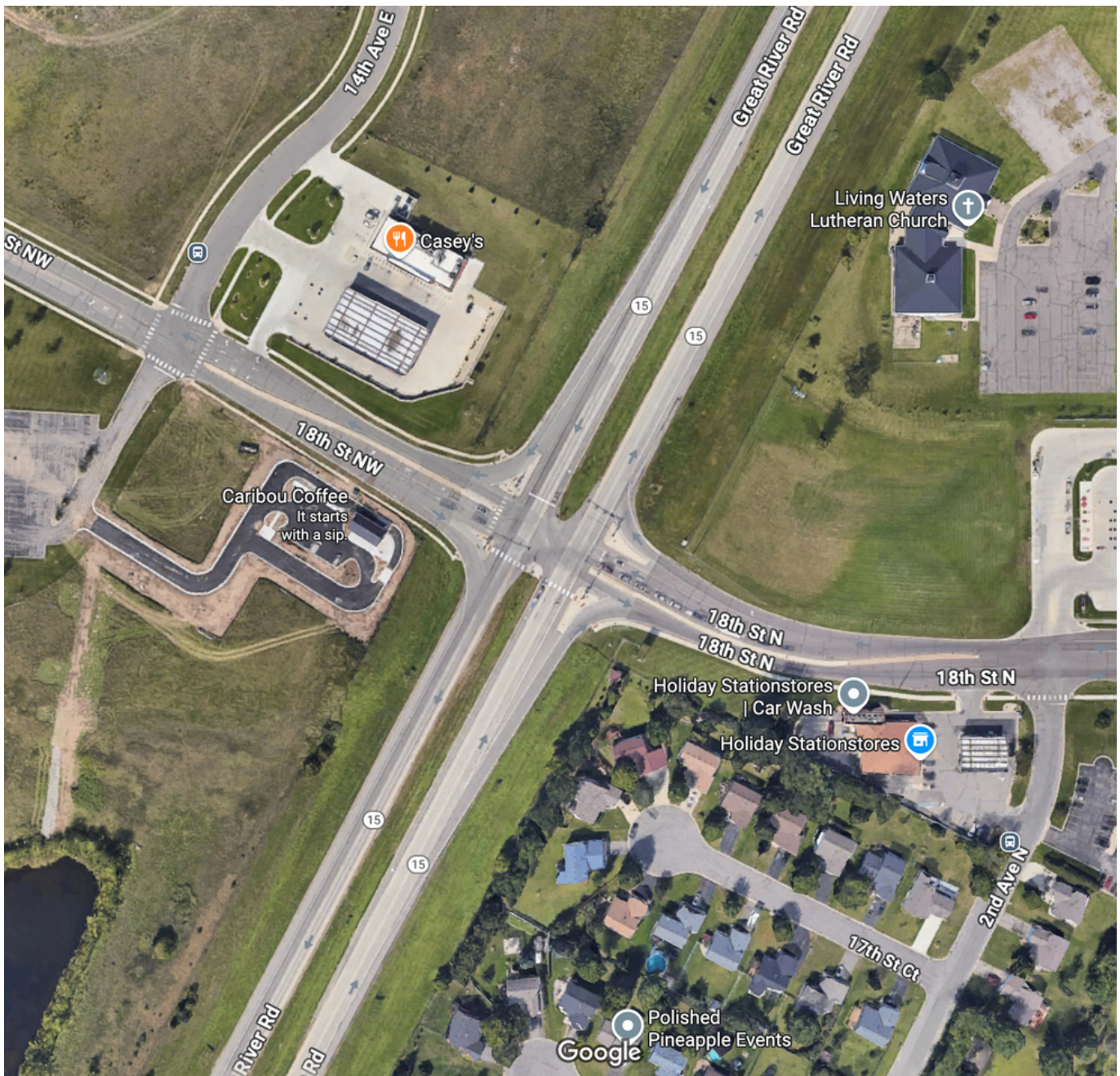
CONTACT:

Tanner N.

tanner@parcel.properties
320-828-0395
parcel.properties

Parcel
REAL ESTATE

Photos & Information



FOR SALE

Hwy 15 Land Sauk Rapids/ Sartell

CONTACT:

Sam Johnson

sam@parcel.properties
320-420-1177
parcel.properties

Parcel
REAL ESTATE

CONTACT:

Tanner N.

tanner@parcel.properties
320-828-0395
parcel.properties

Parcel
REAL ESTATE

