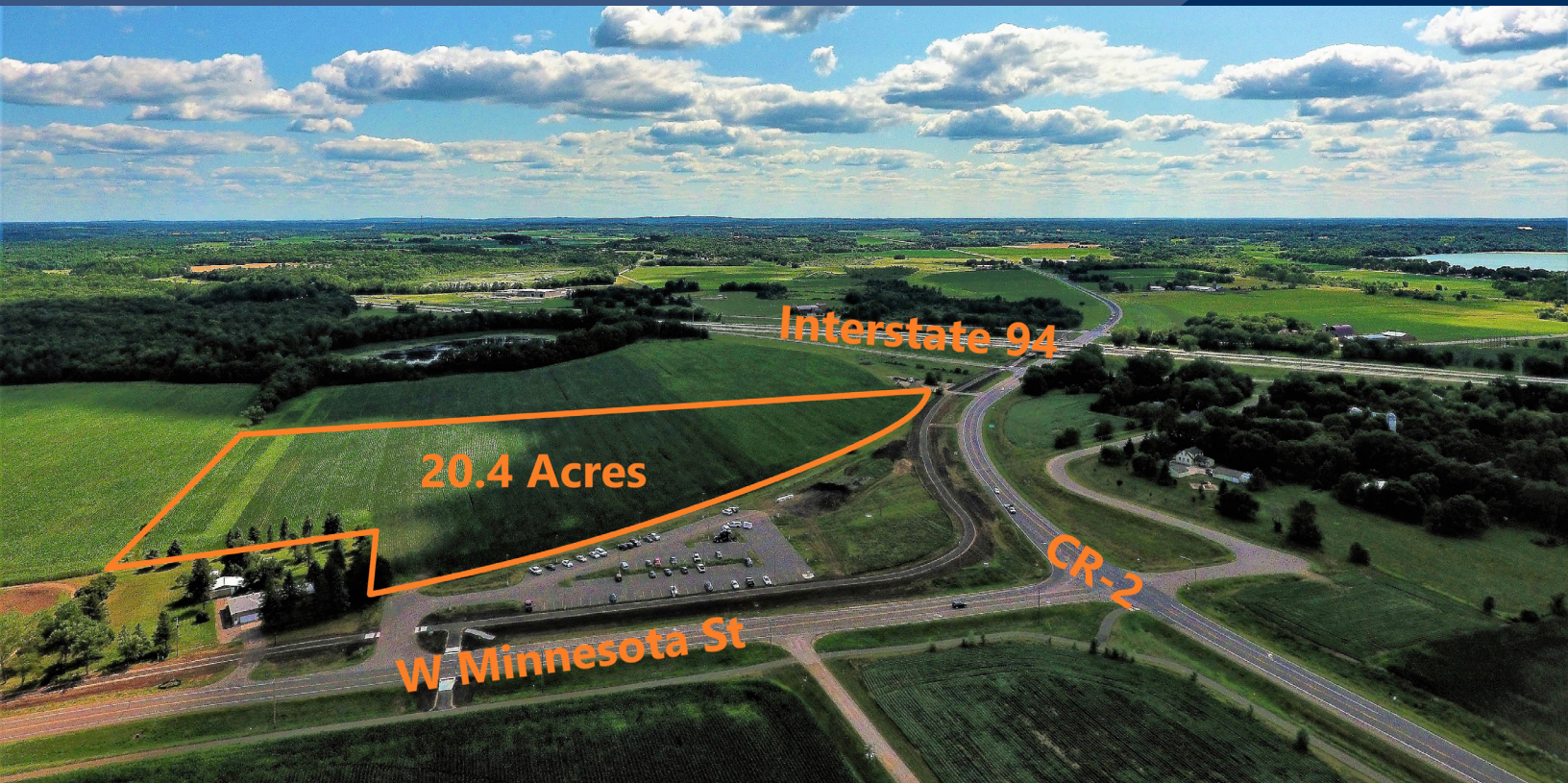


**For Sale**  
**Commercial Land**  
**xxx W. Minnesota St., St. Joseph 56374**



**PROPERTY INFORMATION**

- \* Sales Price **\$2.00/psf**
- \* Full Sales Price \$1,777,250.00
- \* Lot is 20.4 Acres - Property is Divisible
- \* Stearns County / PIDs
- \* 84.53436.0008 2025 Taxes \$494.00
- \* 84.53436.0010 2025 Taxes \$654.00
- \* 84.53436.0014 2025 Taxes \$80.00
- \* Zoning: B-3 General Business
- \* Businesses in the Area Include:  
Milk + Honey Cider, St. John's University, College of St. Benedict's, St. Joseph Meat Market, Bad Habit Brewing Company, Amcon Block, Central MN Credit Union, Coborn's Grocery, and much more...



**Contact:**  
**ERIC O'BRIEN**  
**(320) 406-3910**  
**EObrien@crs-mn.com**





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- A satellite map of the St. Joseph, Minnesota area. The Mississippi River flows along the right side of the map. Towns labeled include Collegeville, St. Joseph, Waite Park, St. Cloud, and Sauk Rapids. Highway markers for 15, 22, 94, and 13 are visible. Four red dots are placed on the western side of the map, near the intersection of Highway 94 and Highway 13.

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