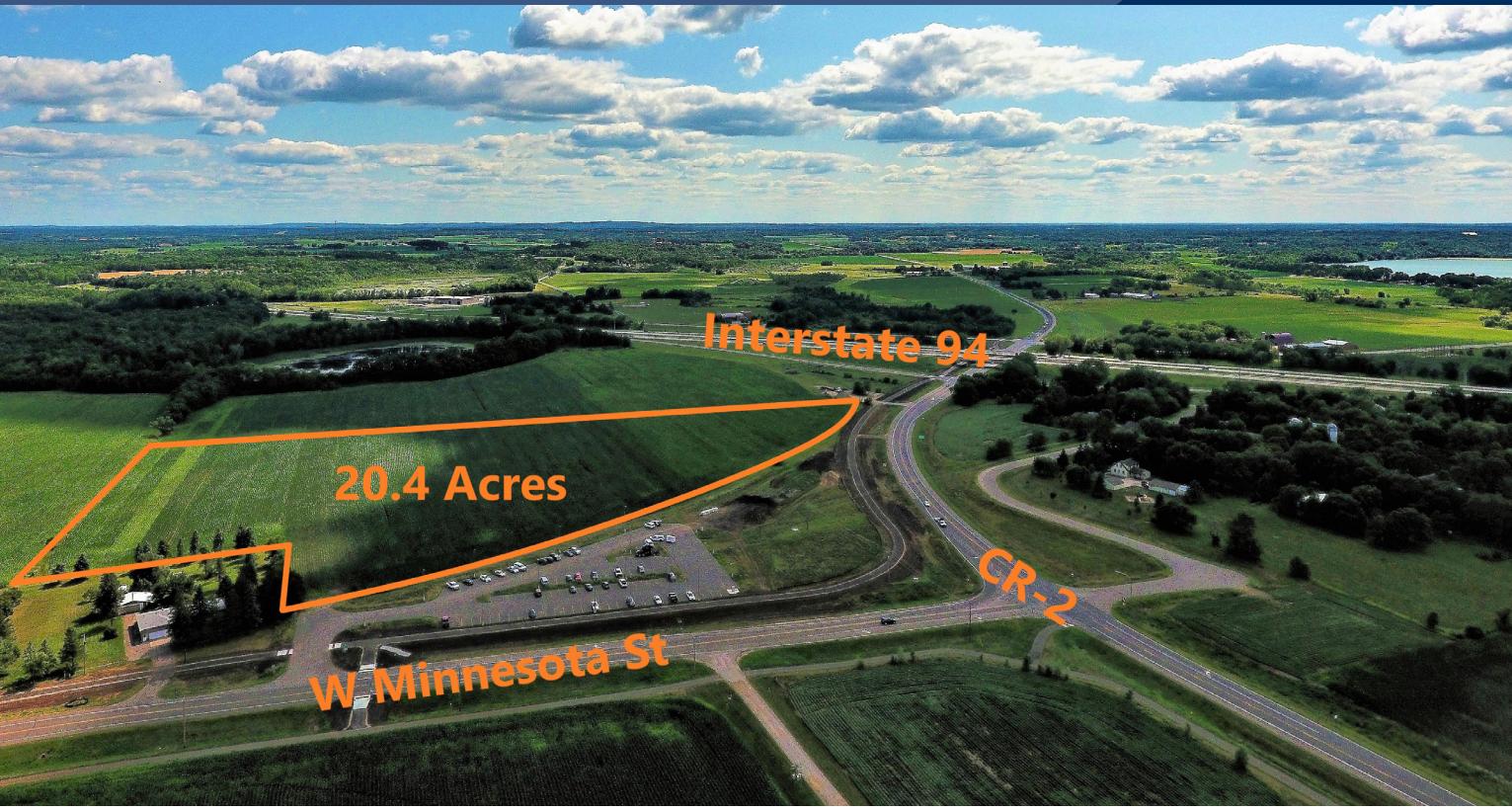




COMMERCIAL REALTY SOLUTIONS

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...

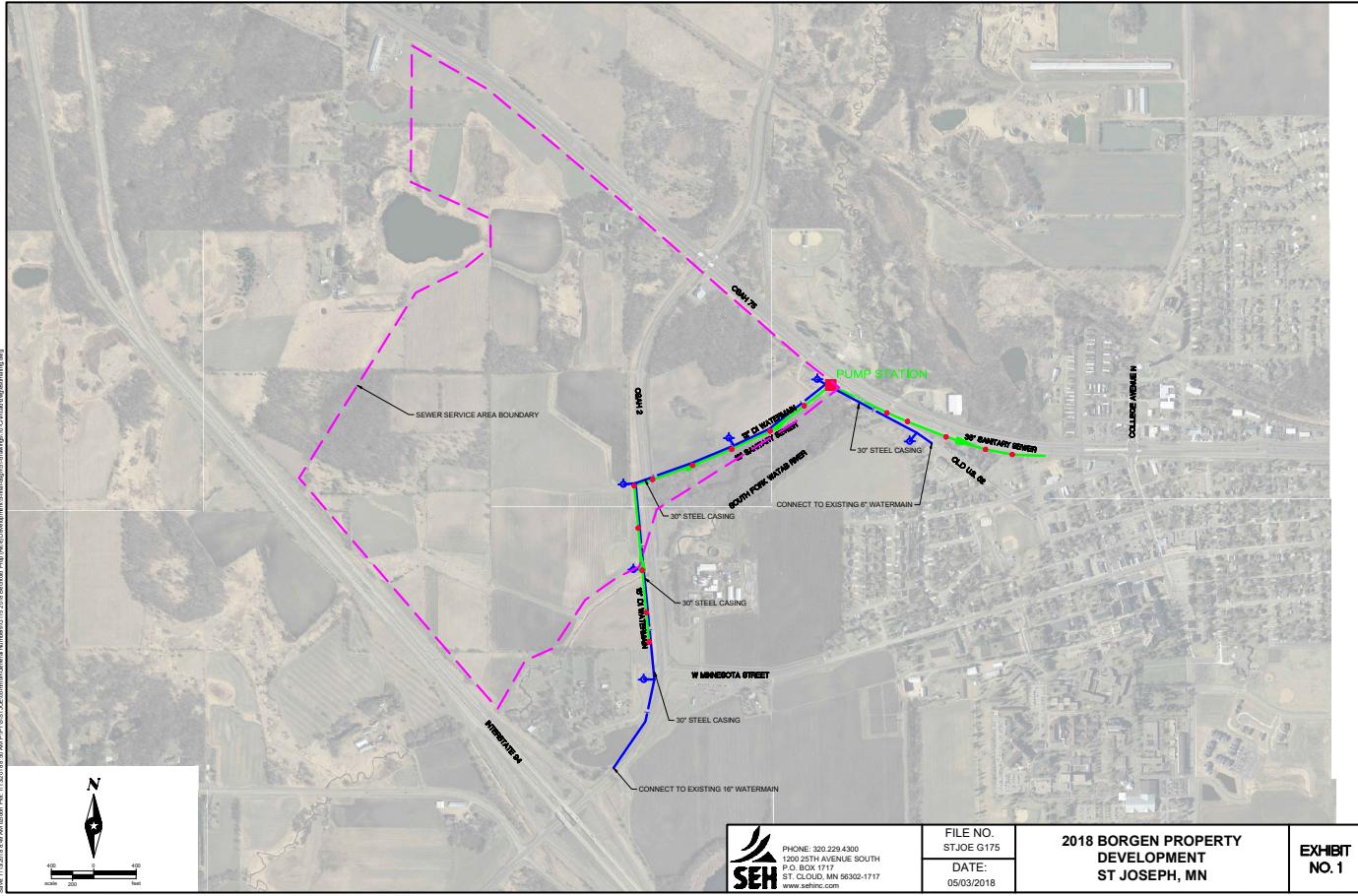


Contact:
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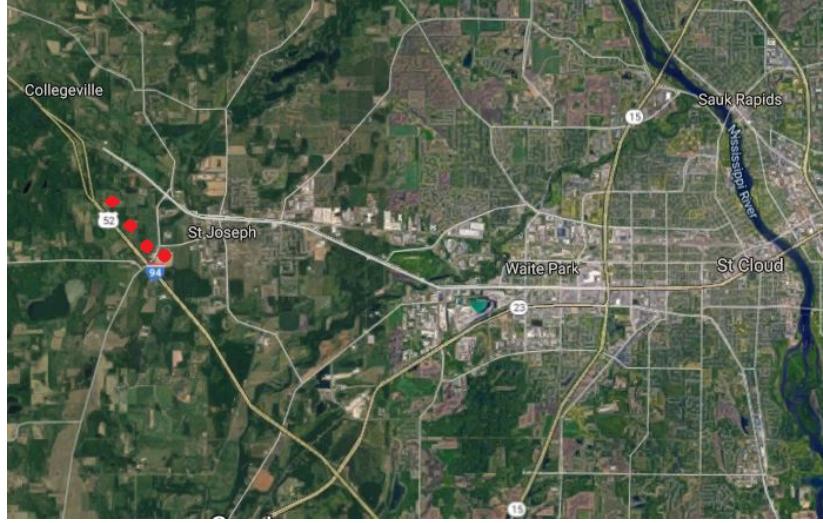
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LOCATION INFORMATION

- * Located at I-94 and CR 2
- * Great Interstate Visability & Access
- * Prime Freeway Frontage Available
- * Minutes from St. Cloud
- * College Town - St. Joseph's 7,200 residents
College of St. Benedict &
St. John's University = 3,400+ students



TRAFFIC COUNTS - 2024

- * I-94 - 27,500 VPD
- * Cty Rd 2 - 8,000 VPD

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