



FOR SALE

**SARTELL INDUSTRIAL DEVELOPMENT SITE
4TH AVENUE SOUTH
SARTELL, MN 56377**

Results
COMMERCIAL
RE/MAX RESULTS

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4TH AVENUE SOUTH
SARTELL, MN 56377

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Results Commercial in compliance with all applicable fair housing and equal opportunity laws.

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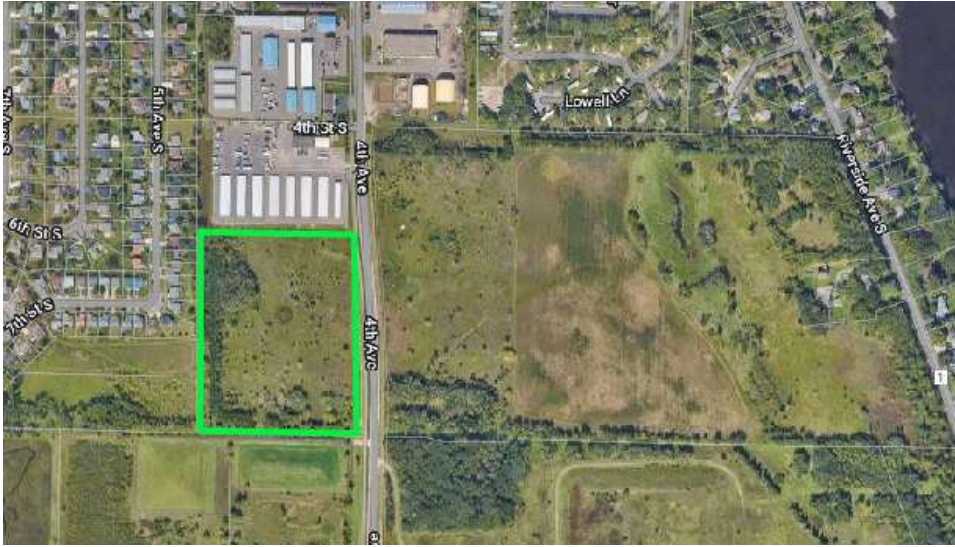


PROPERTY INFORMATION

EXECUTIVE SUMMARY

4TH AVENUE SOUTH
SARTELL, MN 56377

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OFFERING SUMMARY

Sale Price:	Negotiable
Lot Size:	14 Acres
Zoning:	Industrial
Traffic Count:	9,900

PROPERTY OVERVIEW

Results Commercial is pleased to offer for sale this 14 Acre land site, which is part of a 120 Acre offering. Zoned I-1 Light Industrial. This site is located on the West side of 4th Ave S between Heritage Drive and County Rd 78. Utilities accessible to the site. Contact Listing Brokers for more information.

PROPERTY HIGHLIGHTS

- Zoned I-1 Light Industrial
- 14 Acres primed for Development
- Utilities Accessible
- Easy Access to Highways
- Part of 120 Acre Offering

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PROPERTY DETAILS

4TH AVENUE SOUTH
SARTELL, MN 56377

SALE PRICE **NEGOTIABLE**

LOCATION INFORMATION	
Street Address	4th Avenue South
City, State, Zip	Sartell, MN 56377
County/Township	Stearns
Section	28
Side Of Street	West
Road Type	Paved
Nearest Highway	MN-15
Nearest Airport	St. Cloud Regional Airport

LAND	
Best Use	Industrial Development

PROPERTY DETAILS	
Property Type	Land
Property Subtype	Industrial
Zoning	Light Industrial
Lot Size	14 Acres
APN#	92.57740.0010
Lot Frontage	858
Lot Depth	712
Traffic Count	9,900

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PROPERTY PHOTOS

PROPERTY PHOTOS

4TH AVENUE SOUTH
SARTELL, MN 56377

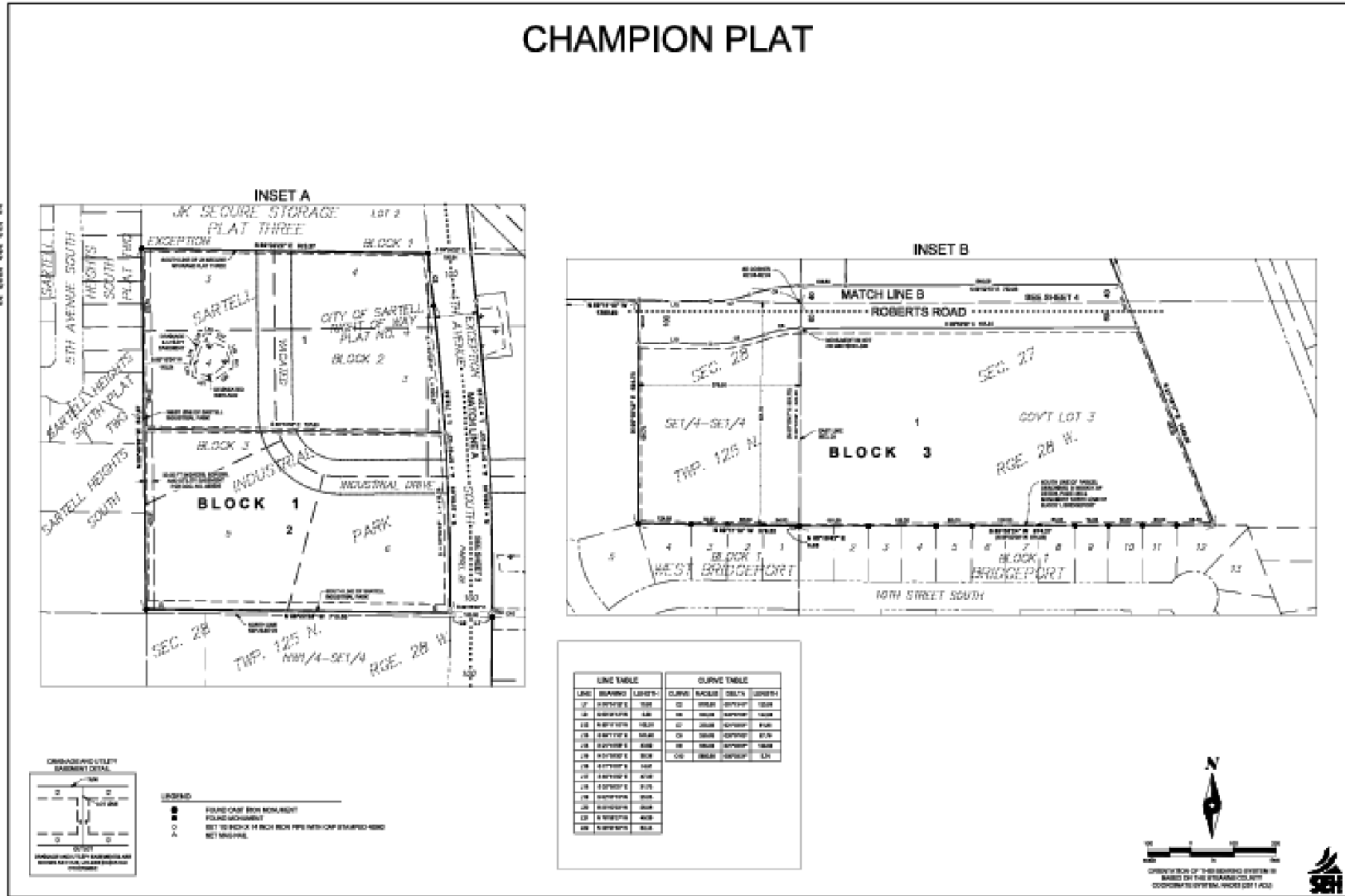


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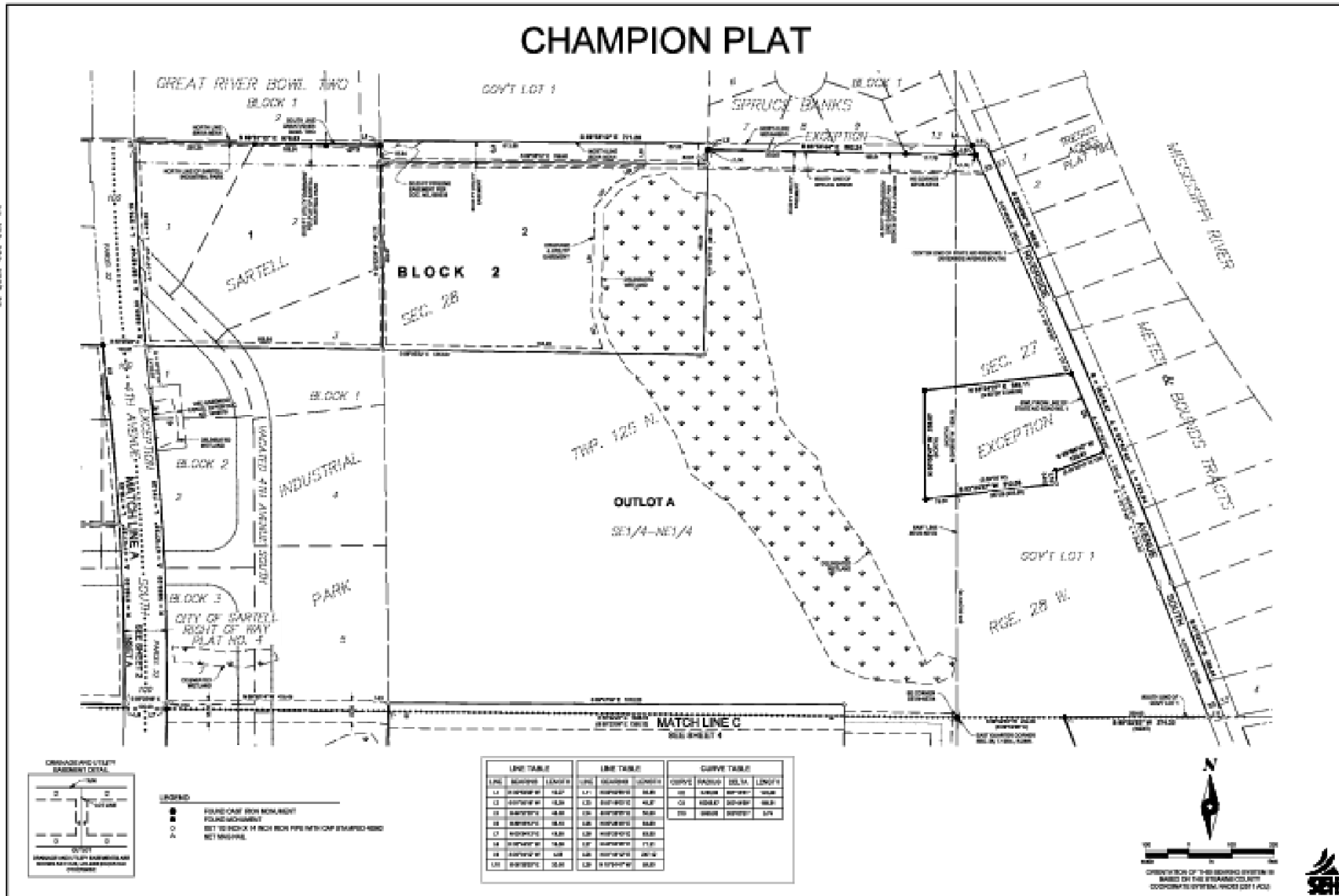
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SITE PLANS

4TH AVENUE SOUTH
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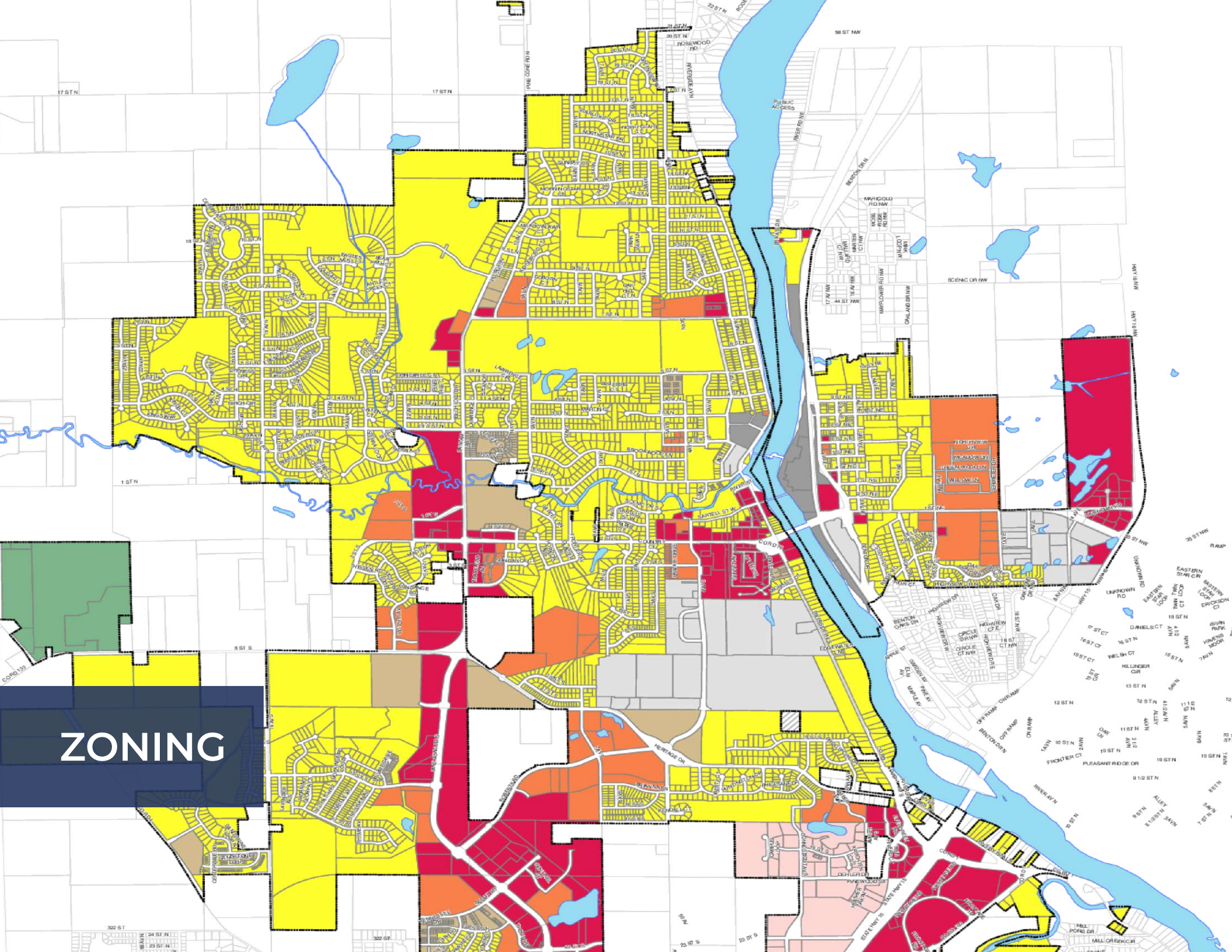


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ZONING



ARTICLE A. I-1 LIGHT INDUSTRIAL-OFFICE DISTRICT

10-7A-1: INTENT: The purpose of the Industrial-Office District is to provide for light manufacturing, office, research and development, warehousing, and other permitted uses in a functional, attractive manner which does not unduly affect the development or use of nearby properties.

10-7A-2: PERMITTED USES: The following uses shall be permitted within the I-1 Light Industrial District:

- A. Light manufacturing, production, service/repair processing, treatment, printing, or assembly of products or materials occurring within an enclosed building, except as provided for in 10-7A-3 and 10-7A - 4. Does not include the processing and packing of meat and flesh products.
- B. Offices.
- C. Research and development facilities.
- D. Office-warehouse.
- E. Office-showrooms.
- F. Motels, Hotels and Conference Centers.
- G. Indoor Community Recreation and Outdoor Civic Events and Facilities.
- H. Mini-storage facilities, self-storage facilities, or public storage facilities occurring within an enclosed building.
- I. Public buildings or facilities.
- J. Vehicle body repair and painting businesses.
- K. Breweries, Microbreweries, Distilleries.
- L. Indoor Fitness Facilities, including gyms and health clubs.
- N. Retail, or service uses occupying up to 25 percent of the gross area of the principal structure.
- M. Railroad Rights Of Way.

For more information please visit: <https://cms5.revize.com/revize/sartell/Title%2010%20Zoning%20Regulations%20-%2011-28-22.pdf>

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LOCATION INFORMATION

RETAILER MAP

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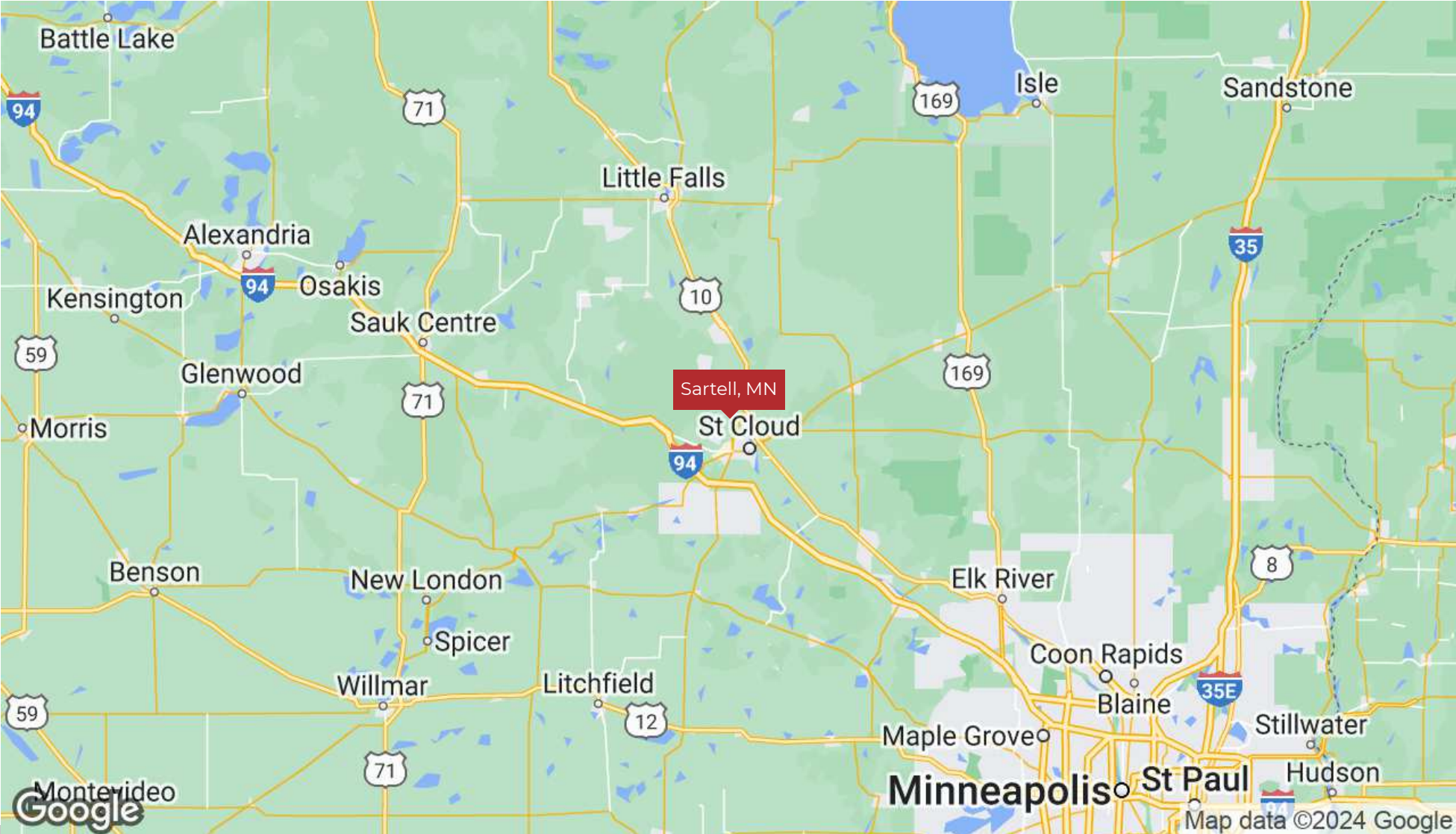
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REGIONAL MAP

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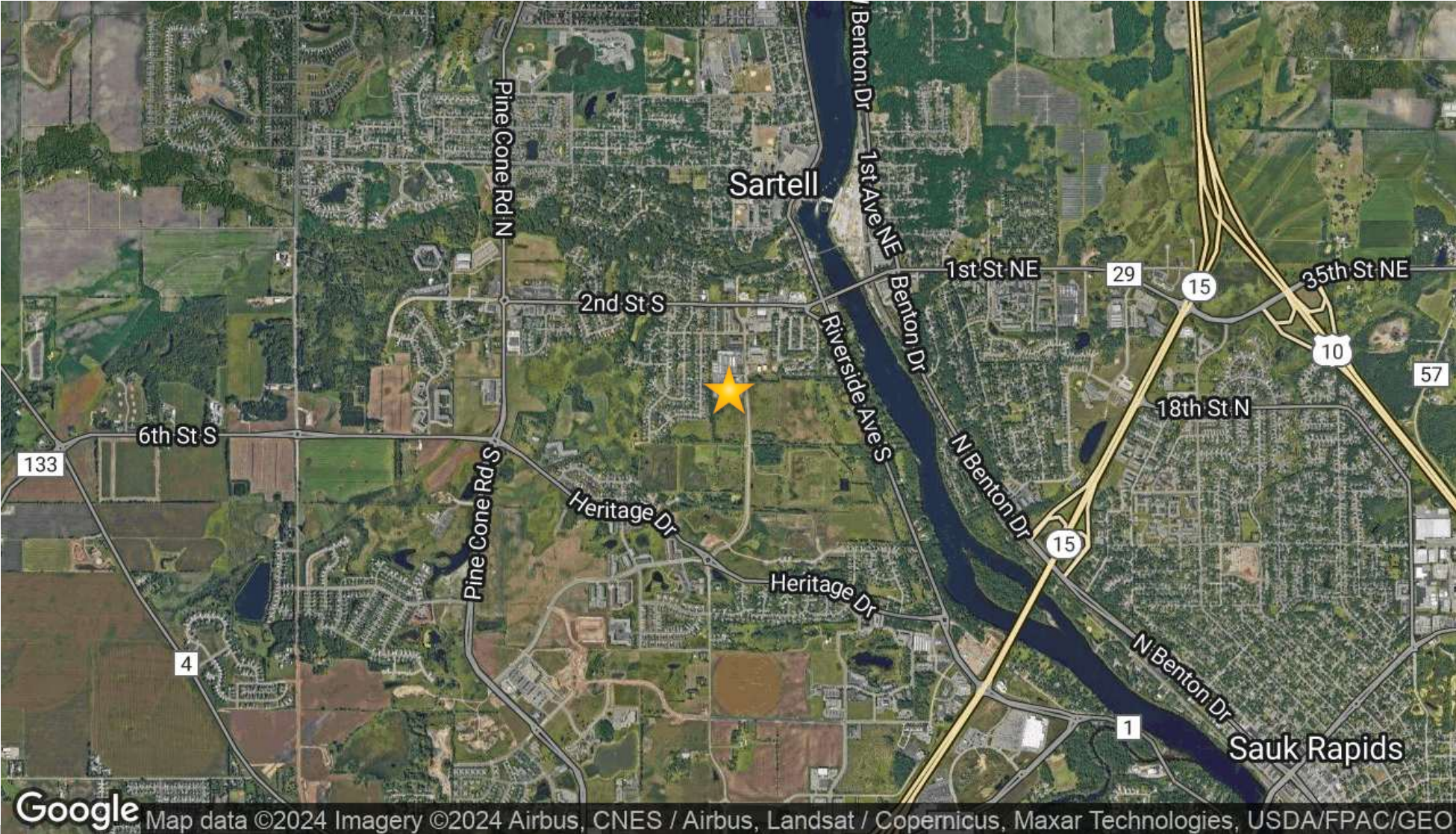
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LOCATION MAP

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Google Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

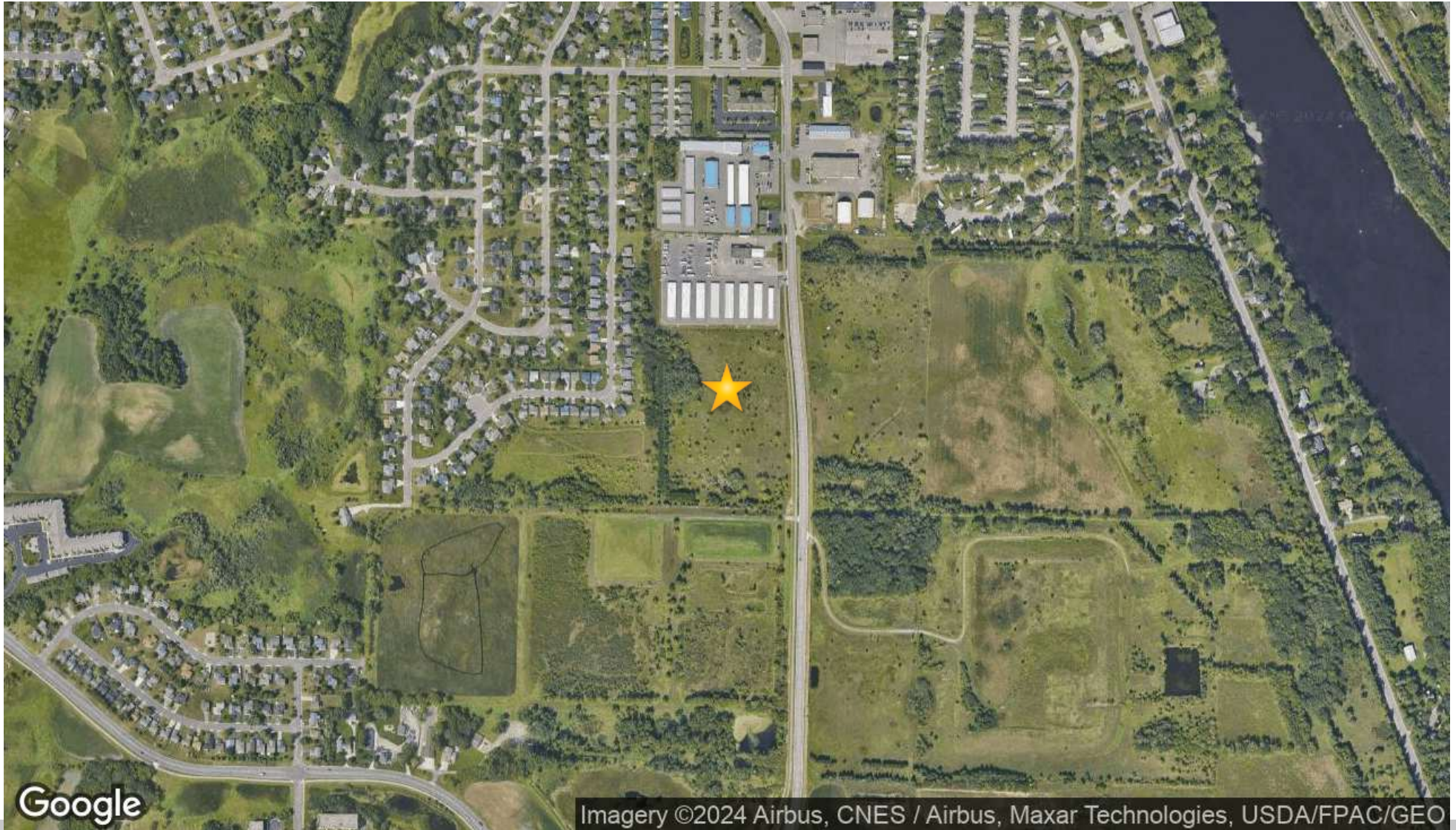
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AERIAL MAP

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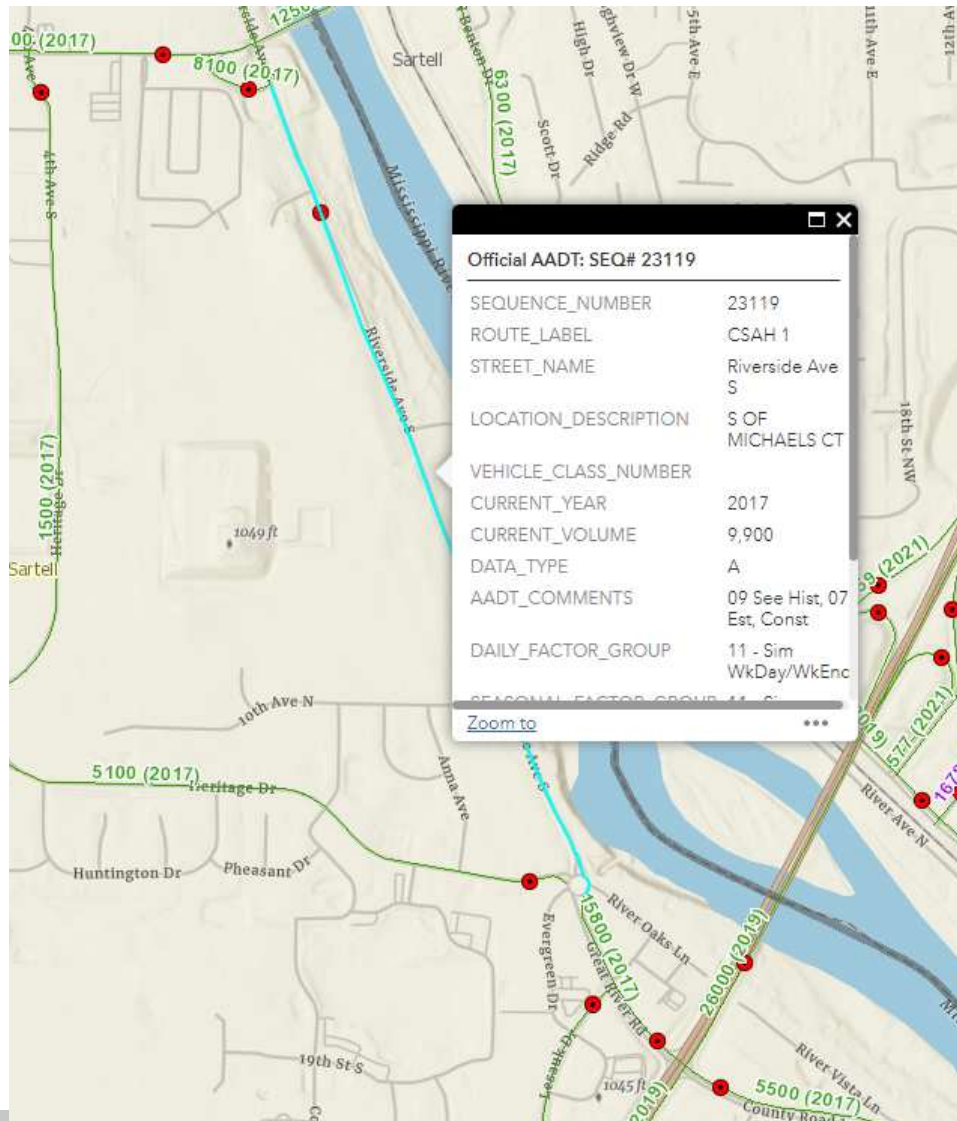


DEMOGRAPHICS

TRAFFIC COUNTS

4TH AVENUE SOUTH
SARTELL, MN 56377

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Riverside Ave S:	9,900 Vehicles Per Day
1st Street NE:	12,500 Vehicles Per Day
MN Hwy 15:	26,000 Vehicles Per Day

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DEMOGRAPHICS MAP & REPORT

4TH AVENUE SOUTH SARTELL, MN 56377

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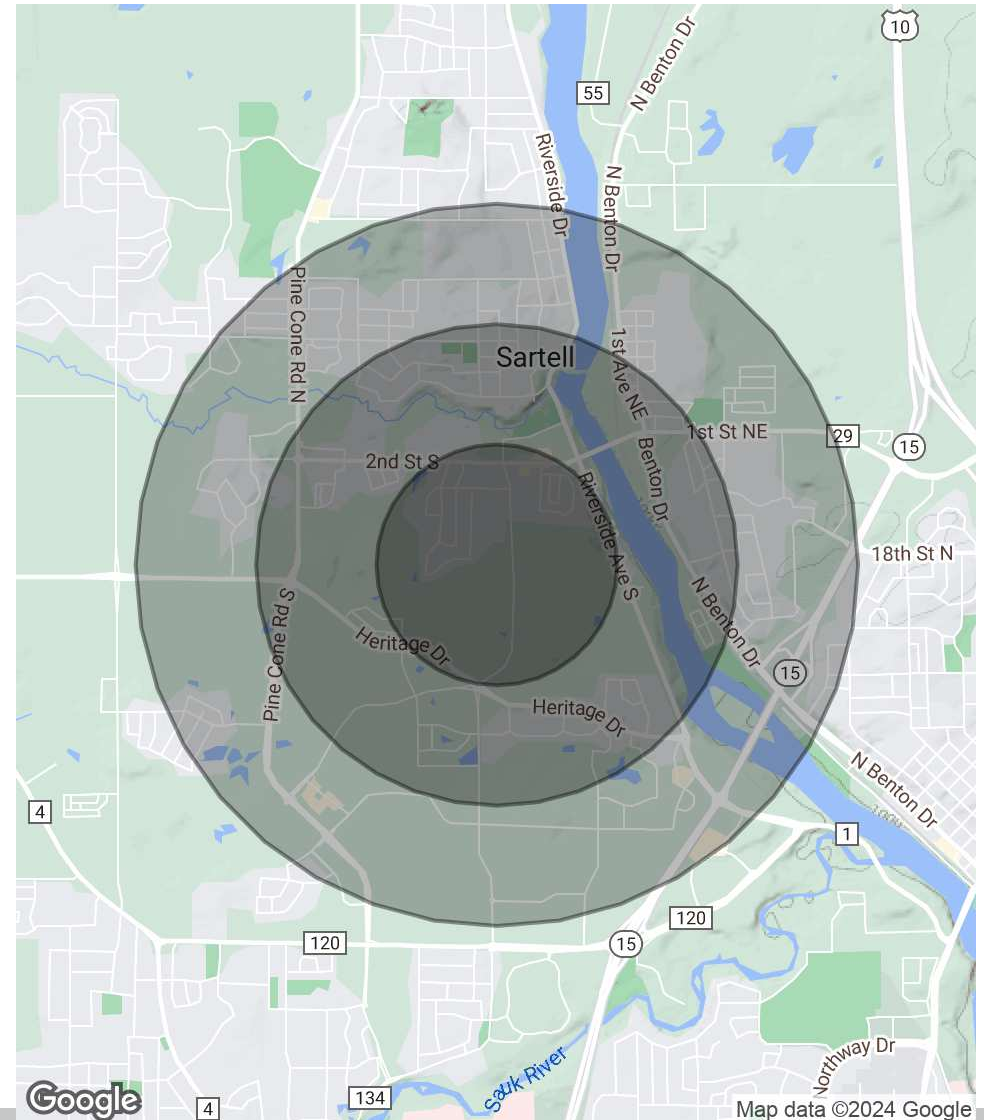
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,062	4,491	10,589
Average Age	35.2	37.4	36.8
Average Age (Male)	33.7	35.6	34.6
Average Age (Female)	35.4	38.1	40.0

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	511	2,127	4,873
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$64,941	\$63,756	\$63,497
Average House Value	\$184,165	\$186,409	\$161,454

* Demographic data derived from 2020 ACS - US Census



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