

FOR SALE



# COMMERCIAL LAND

North Benton Drive | SAUK RAPIDS, MN 56379





# FOR SALE | PRICE NEGOTIABLE | .2 ACRES

North Benton Drive | Sauk Rapids, MN 56379  
PID: 190482100

## PROPERTY SUMMARY

Vacant commercial lot. This lot is positioned along one of Sauk Rapids most heavily traveled corridors, and one of Central Minnesota's fastest-growing communities. On a controlled intersection with HIGH visibility, this property offers a rare chance to build your vision in a thriving business corridor.

## Prime Commercial Land For Sale Possible Government Incentives Available!

### PROPERTY FEATURES

**Property Type:** Vacant Commercial Land

**Price:** Negotiable

**Lot Size:** +/- .2 acres

**Zoning:** Commercial

**Vehicles Per Day (VPD):** 14,441 (2024 MNDOT Traffic Counts)

**Utilities:** Water, sewer, electricity, and gas available at the street

**Access:** Convenient access to major routes including Hwy 10 and Hwy 15

**Nearby Amenities:** Minutes from downtown Sauk Rapids, schools, residential neighborhoods, and retail centers.

## CONTACT

### TODD SCHULTZ

320.258.5313

tschultz@ci.sauk-rapids.mn.us

### BEN COPPERTHITE

612.242.4869

ben.copperthite@riceproperties.com





## CONTACT

### TODD SCHULTZ

320.258.5313

tschultz@ci.sauk-rapids.mn.us

### BEN COPPERTHITE

612.242.4869

ben.copperthite@riceproperties.com

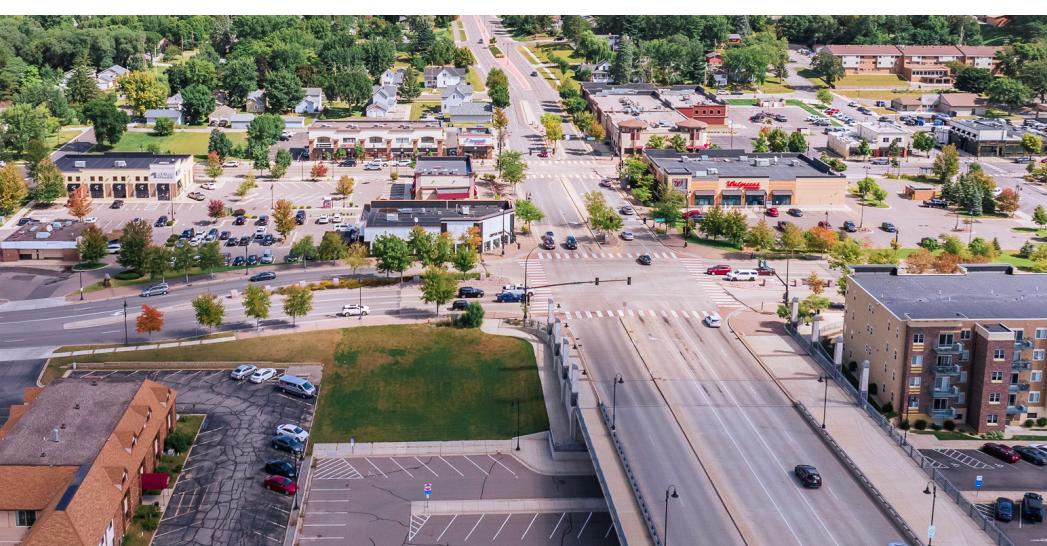


Property listing is being facilitated by Rice Real Estate Services, LLC.



# FOR SALE | PRICE NEGOTIABLE | .2 ACRES

North Benton Drive | Sauk Rapids, MN 56379  
PID: 190482100



## CONTACT

### TODD SCHULTZ

320.258.5313

tschultz@ci.sauk-rapids.mn.us

### BEN COPPERTHITE

612.242.4869

ben.copperthite@riceproperties.com



Property listing is being facilitated by Rice Real Estate Services, LLC.

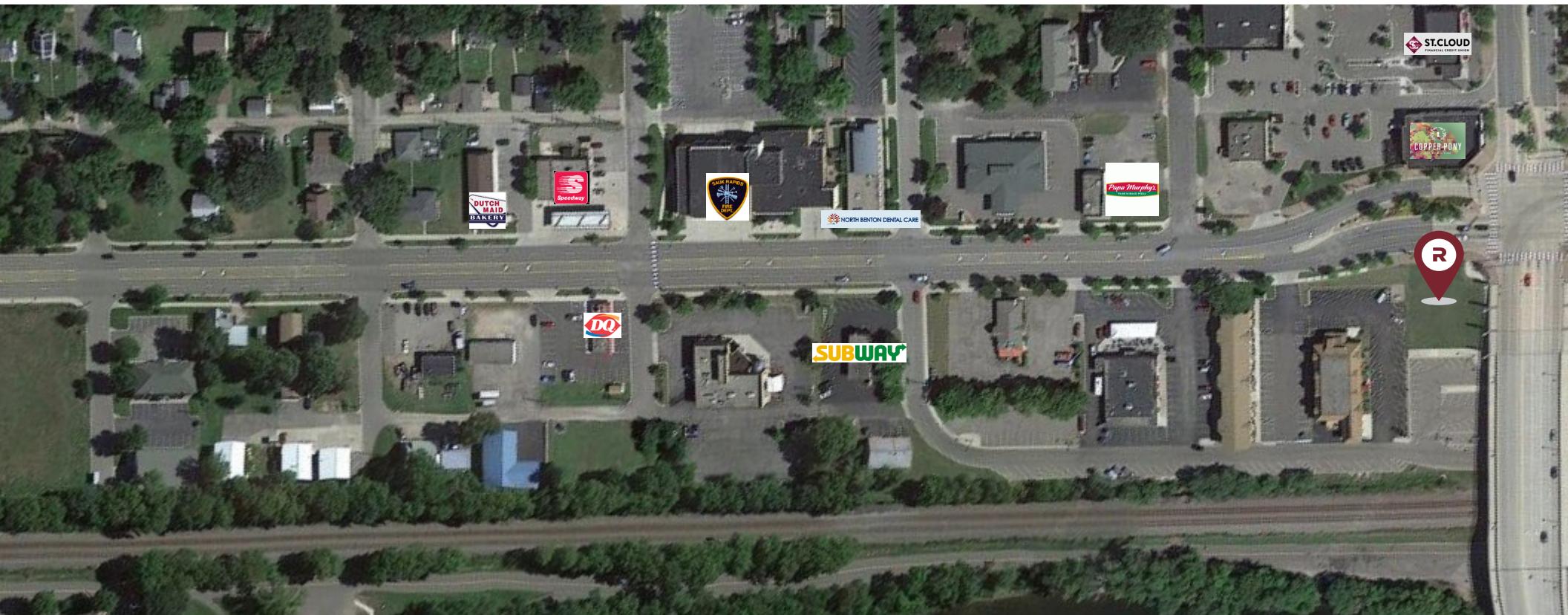


# FOR SALE | PRICE NEGOTIABLE | .2 ACRES

North Benton Drive | Sauk Rapids, MN 56379  
PID: 190482100

## PROPERTY LOCATION

Whether you're an investor, developer, or business owner ready to expand, this is a prime opportunity to secure a strategic piece of real estate in a growing market.



## CONTACT

### TODD SCHULTZ

320.258.5313  
tschultz@ci.sauk-rapids.mn.us

### BEN COPPERTHITE

612.242.4869  
ben.copperthite@riceproperties.com



Property listing is being facilitated by Rice Real Estate Services, LLC.