

FOR SALE



Billy's Philly's

**50 COUNTY ROAD 120
ST CLOUD, MN 56303**

Andrew Barnes
Managing Broker
www.nextphasecommercial.com

Andy@NextPhaseCommercial.com
612.386.7249

EPIQUE

List Price:

\$795,000

PROPERTY HIGHLIGHTS

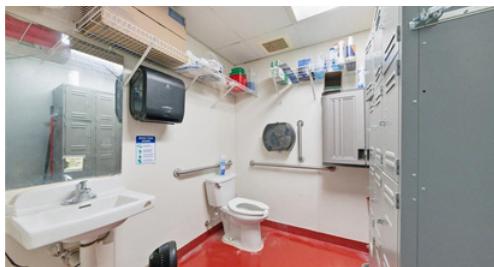
This 920-square-foot turnkey building, constructed in 2011 and owner-occupied since, features a modern kitchen, functional drive-thru, excellent signage on County Road 120, and easy access near Highway 15. It sits in a high-traffic retail corridor with over 30,000 daily vehicles, surrounded by anchors like Walmart, Sam's Club, and Home Depot. The compact layout suits quick-service restaurants (QSR), boutique drive-thru concepts, specialty beverages, or efficient small-format retail.

Location Advantages

Positioned in Sartell's strongest retail node along CR-120, the site offers high visibility and steady customer flow from nearby national retailers. Proximity to Highway 15 enhances accessibility for the St. Cloud market. Recent listings confirm its availability as a retail property ideal for high-turnover operations.



Nearby Retail



Andrew Barnes
Managing Broker
www.nextphasecommercial.com

Andy@NextPhaseCommercial.com
612.386.7249

EPIQUE