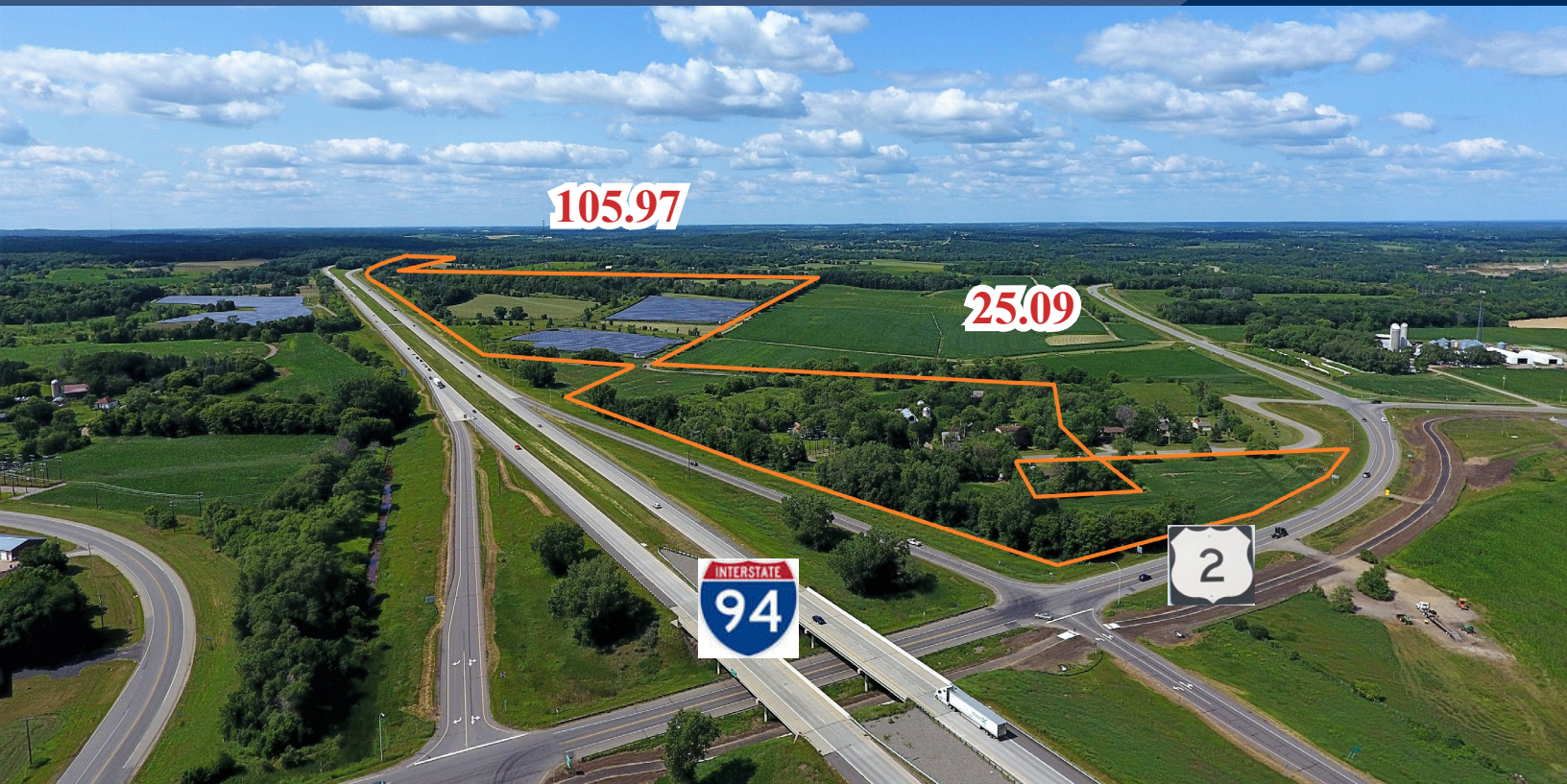


**For Sale**  
**Commercial/Industrial Land**  
**11126 Leaf Road, St. Joseph 56374**



**PROPERTY INFORMATION**

- \* Sales Price **\$0.26 - \$2.00/psf**
  - \* Agricultural/Industrial - \$0.26/psf
  - \* Commercial - \$2.00/psf
- \* Full Sales Price \$2,058,750.00
- \* Lot is 131.06 Acres - Property is Divisible
- \* Stearns County
- \* PID 31.20672.0010 2025 Taxes \$398.00
- \* PID 31.20691.0017 2024 Taxes \$4,138.00
- \* PID 84.53300.0264 2024 Taxes \$3,168.00
- \* PID 84.53300.0265 2024 Taxes \$24.00
- \* Zoning: Agricultural
- \* 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**

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

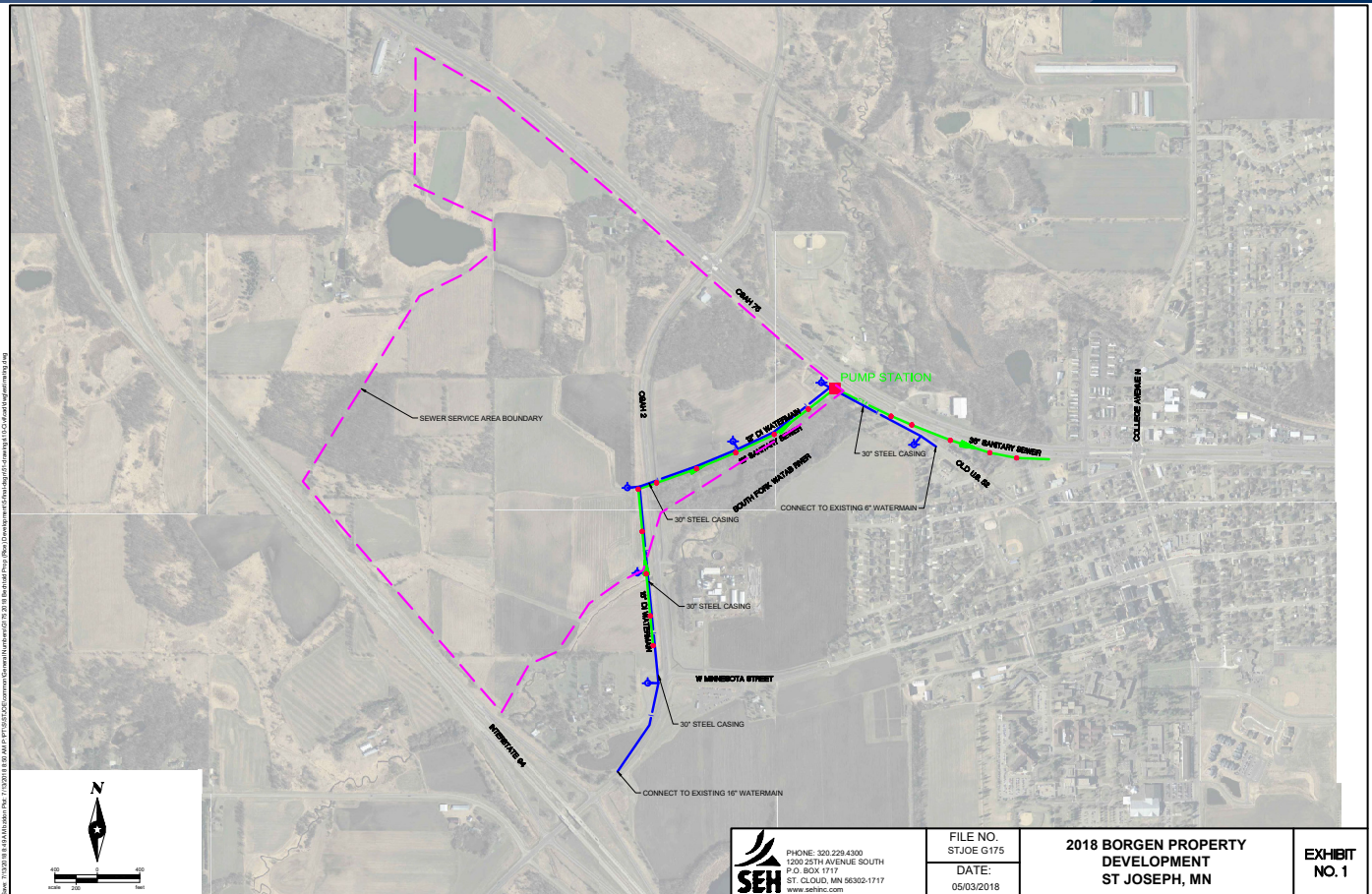
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# For Sale

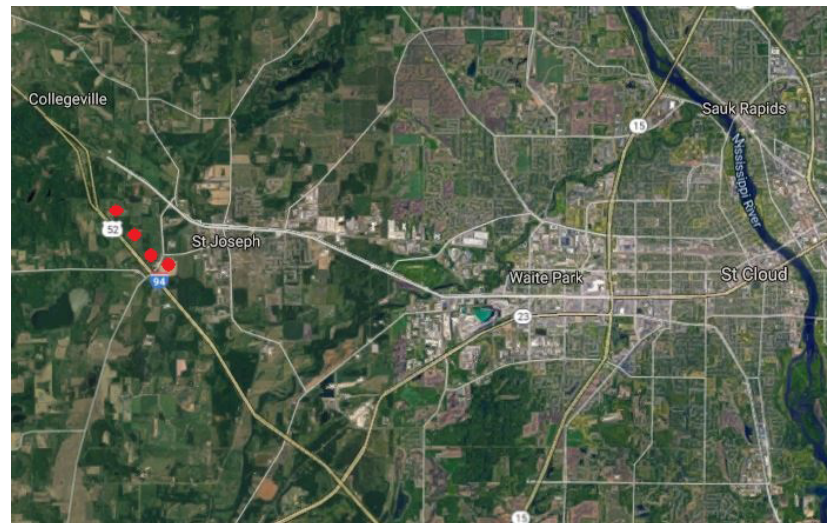
## Commercial/Industrial Land

### 11126 Leaf Road, St. Joseph 56374



## 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. Benedicts &  
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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