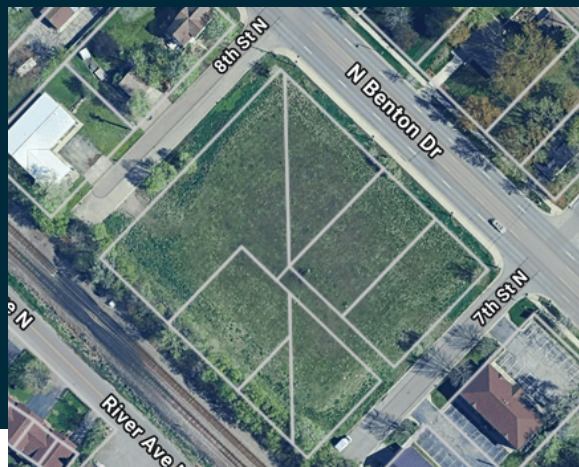


FOR SALE

SAUK RAPIDS

2AC

2AC



OFFERING SUMMARY:

N Benton Dr. Land, Sauk Rapids

Sale Price: \$575,000

Total Available: 2 Acres

7 parcels

Zoning: D-1 Downtown business district

Highway 15 has +/-13,000 Vehicle Per Day

Outline:

Available for sale is nearly 2 acres of prime development land in the downtown business district of Sauk Rapids. It is also near Highway 15 which has over 13,000 vehicles per day traveling on it.

- N Benton traffic count: 9,700 (2019)
- Hwy 15 traffic count: 31,248 (2024)
- All major utilities are in the street, or stubbed out to the site.
- Zoned D1 Downtown business district
- Many commercial uses allowed, reference city code for D1

This is a rare opportunity to build on a large lot near downtown Sauk Rapids and Hwy 15.

Parcel
REAL ESTATE

City
Sauk Rapids

Information
Excellent development
site available off of N
Benton, Dr near Hwy
15.

CONTACT:
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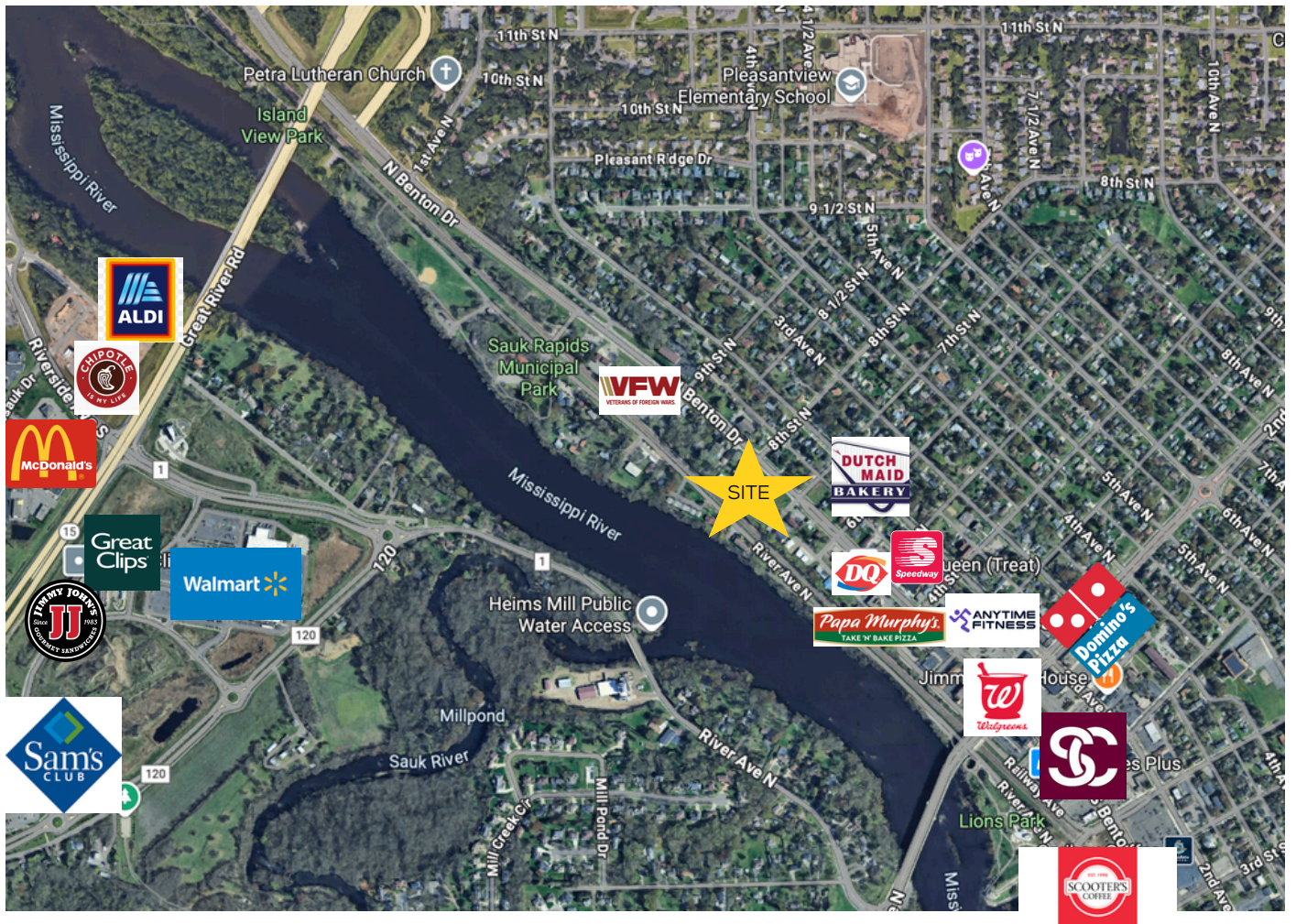
FOR SALE

Sauk Rapids Land

Parcel

REAL ESTATE

Renderings & Photos:



Note:

Site is located near:

- Dense residential areas
- Core retail areas
- Parks and trails

FOR SALE

Sauk Rapids Land

CONTACT:

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Parcel
REAL ESTATE

Renderings & Photos:



FOR SALE

Sauk Rapids Land

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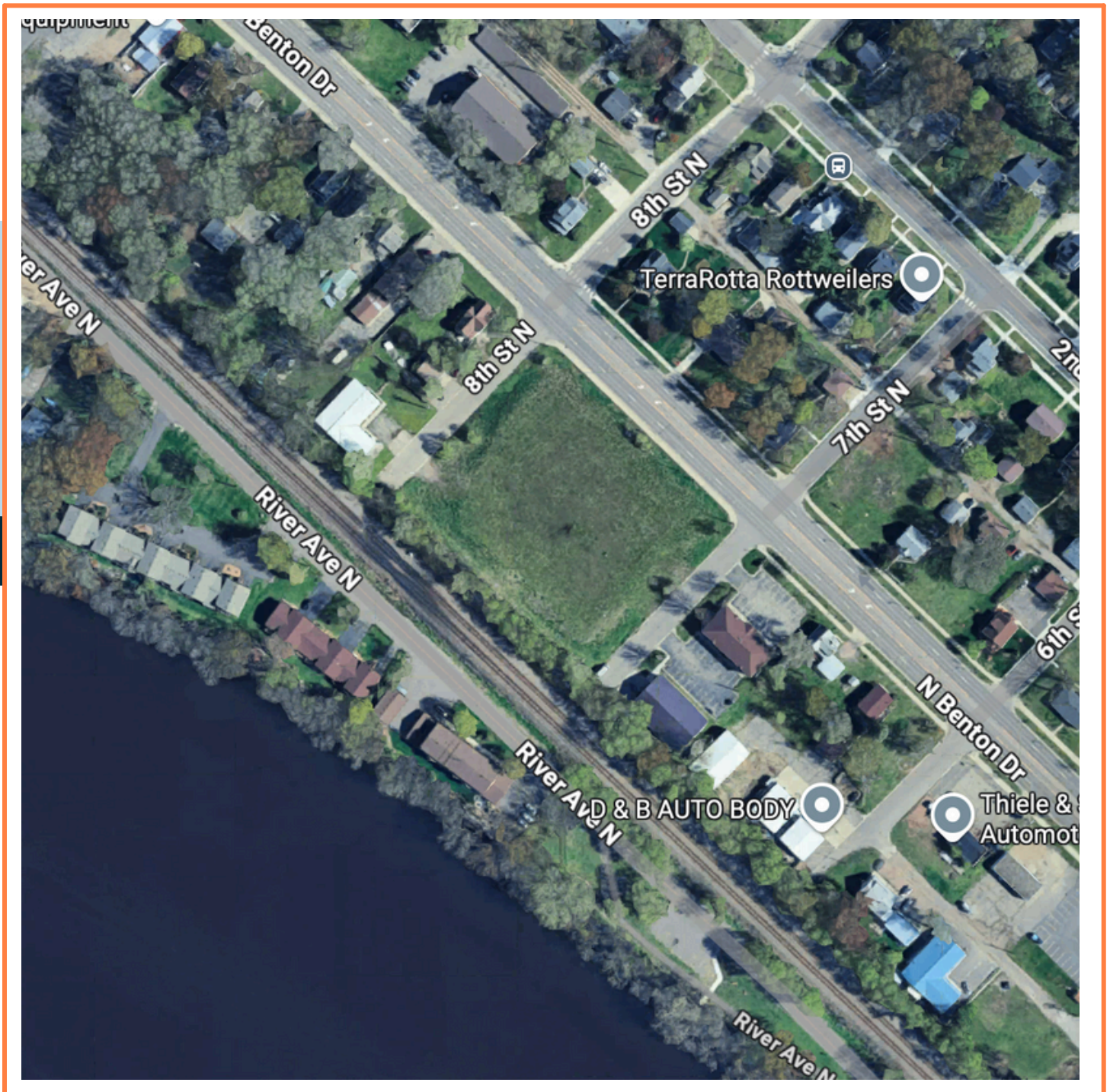
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Photos & Information



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