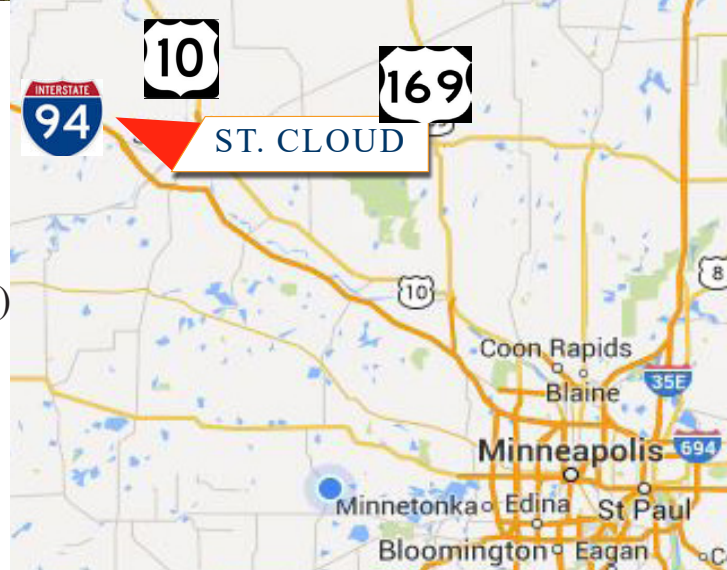




## **PROPERTY INFORMATION**

\* Sales Price: **\$1.50/psf (Entire Parcel)**  
**Divisible \$2.00/psf**

- \* Lots (3) Available Totaling 16.15 Acres
- \* Stearns County
- \* PID 98.61601.0226 2024 Taxes \$14,384.00 (12.02 Acres)
- \* PID 98.61601.0225 2024 Taxes \$4,834.00 (3.7 Acres)
- \* PID 98.61601.0224 2024 Taxes \$2,164.00 (.43 Acres)
- \* Zoned: Industrial
- \* Outside Storage is Allowed with Provisions
- \* Businesses in the Area Include:  
Pomp's Tire Service, The Grande Depot, Menard's,  
Anderson-Crane, Valley Cartage, Culver's,  
Stearns County Public Works Highway Dept.,  
Luther St. Cloud Honda, Speedway and more...



**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@crs-mn.com**



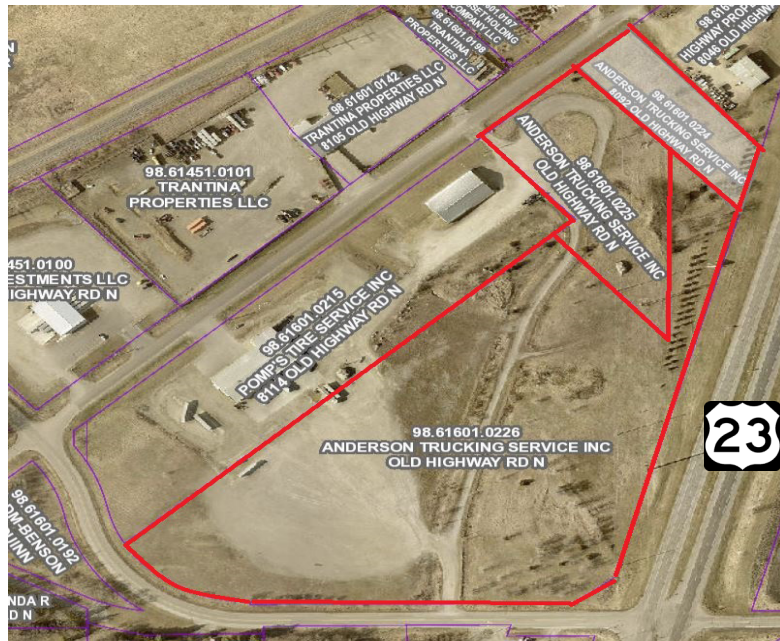
COMMERCIAL REALTY SOLUTIONS

# For Sale Industrial Development Land xxx Old Hwy Rd N, St. Cloud 56301



## LOCATION INFORMATION

- \* Located West of Highway 23
- \* Minutes from I-94
- \* Easy Access to Highway & Interstate



## TRAFFIC COUNTS - 2023

- \* I-94 - 25,500 VPD
- \* Highway 23 - 17,000 VPD

Contact:  
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