



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial
Development
Land

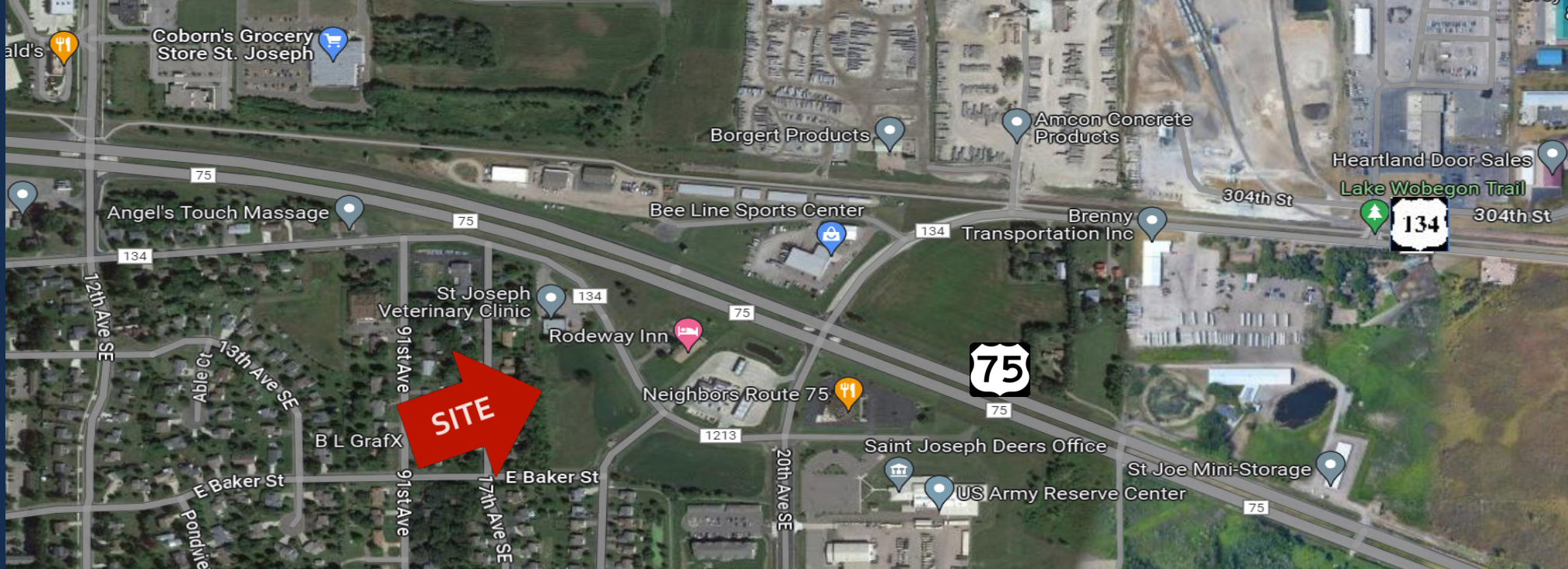


St. Joseph Commercial Development Lots

4.26 Acres

Minnesota St E & Baker St E, St Joseph, MN 56374

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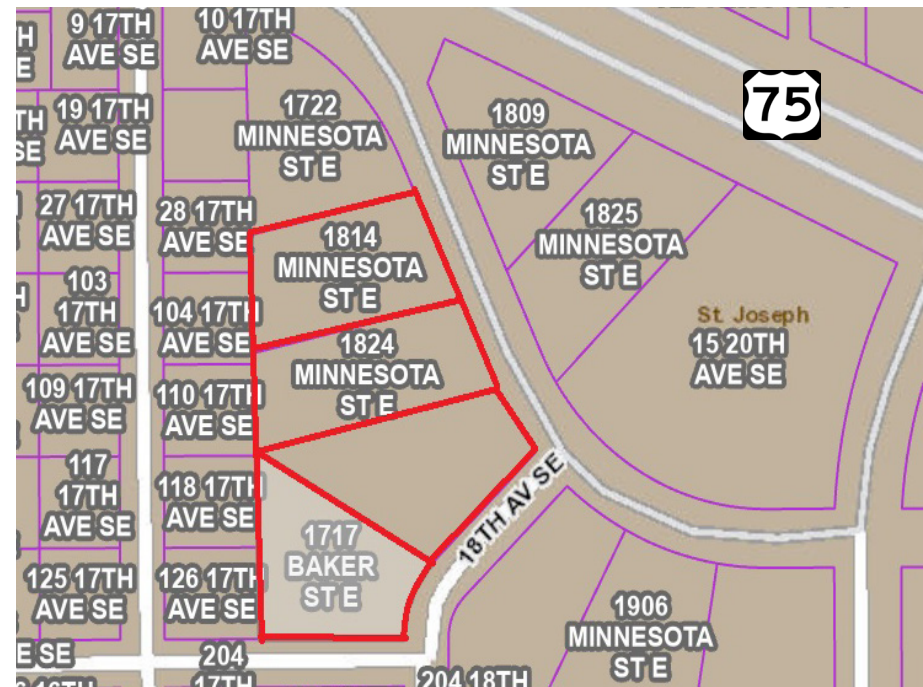


PROPERTY LOCATION

- * Great Location
- * East Side of St. Joseph
- * Near Traffic Controlled Intersection
- * Near County Road 75
- * Businesses in the Area:
Kwik Trip, Rodeway Inn, Neighbors Route 75 Restaurant, St. Joseph Veterinary Clinic, The Oaks on 20th Apartments, US Army Reserve Center and many more...

TRAFFIC COUNTS - 2023

- * **Minnesota St E - 1,700 VPD**
- * **Baker St E - 890 VPD**



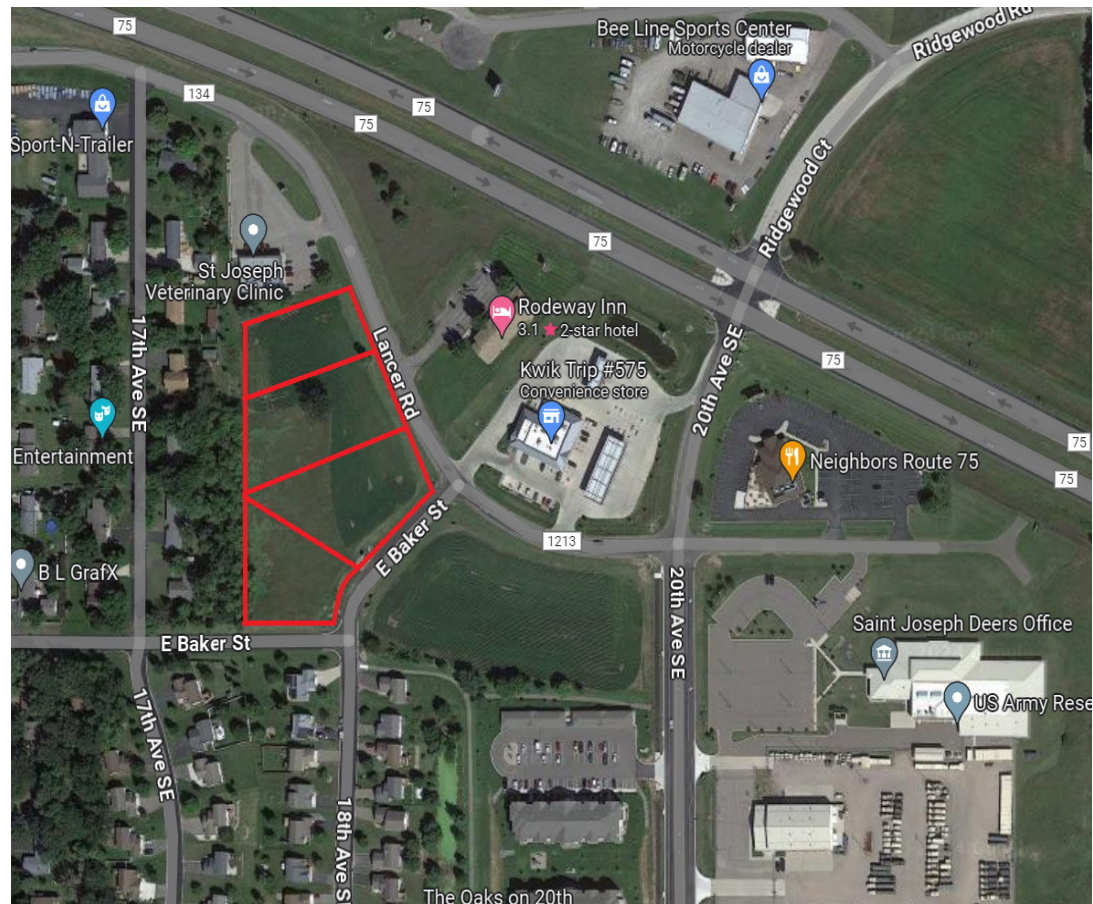
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PROPERTY OVERVIEW

Sale Price
\$559,900.00

Lot Size	4.26 Acres (2.10 Acres Minimum Divisible)
Stearns County PID's	84.53547.0007 2024 Taxes \$1,282.00
	84.53547.0008 2024 Taxes \$1,282.00
	84.53547.0009 2024 Taxes \$1,406.87
	84.53547.0010 2024 Taxes \$1,095.07
Zoned	B-2 General Commercial
Other	Seller is willing to participate as an equity investor in a development of the subject site on the right project.
	Seller would bring land into the project as his equity.
	Seller is seeking a bulk sale of all (4) lots or a minimum of (2) contiguous lots.

1814 Minnesota St E (84.53547.0007 - 45,373/sf) - \$2.80/psf or \$127,044.00
 1824 Minnesota St E (84.53547.0008 - 46,174/sf) - \$3.15/psf or \$145,447.00
 xxxx Minnesota St E (84.53547.0009 - 49,223/sf) - \$3.15/psf or \$155,052.00
 1717 Baker St E (84.53547.0010 - 44,867/sf) - \$2.95/psf or \$132,357.00
 Total (185,566/sf) - \$3.02/psf or \$559,900.00



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