



COMMERCIAL REALTY SOLUTIONS

**For Sale
Commercial
Land**



ST. CLOUD Commercial Land

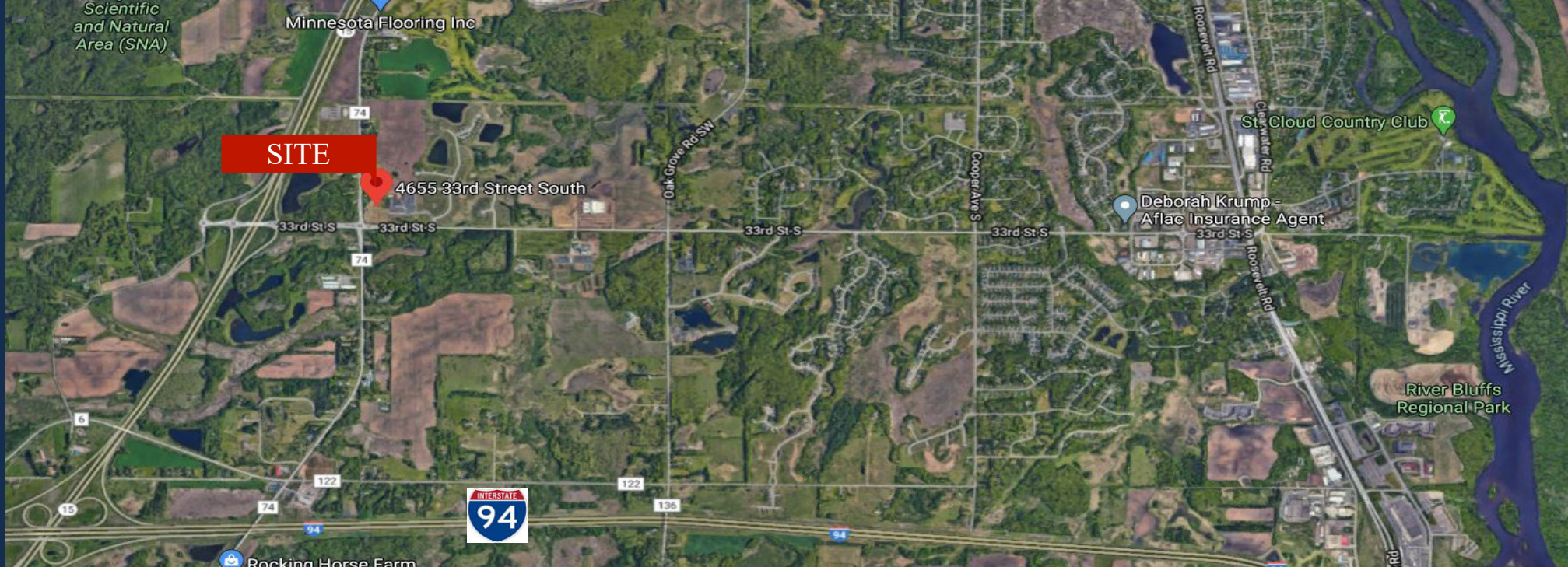
Sale Price: \$7.50/psf

Lot is 4.91 Acres

4655 33rd Street, St. Cloud, MN 56301

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PROPERTY LOCATION

- * St. Cloud is located 66 miles from Minneapolis along I-94
- * East of Highway 15 at the new Granite Parkway Interchange
- * Frontage to the newly expanded 33rd Street S
(Primary West/East connector between Hwy 15 and C.R. 75 on the South Side of St. Cloud).
- * West of the new Tech High School
- * Adjacent to Stride Academy

TRAFFIC COUNTS - 2024

- * County Road 74 - 5,600 VPD
- * 33rd Street - 5,100 VPD



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PROPERTY OVERVIEW

4655 33rd Street, St. Cloud, MN

Sales Price
\$7.50/psf

Lot Size 4.91 Acres

County Stearns

PID 82.51188.0102

Taxes 2025 \$11,398.00

Zoned PUD Planned Unit Development

Businesses in the Area New Tech High School, Klein Landscape,
Stride Academy Charter School,
Jubilee Worship Center and more...



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