



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial
Development
Land



St. Joseph Commercial Development Lots

Sales Price: \$559,900.00

4.26 Acres

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

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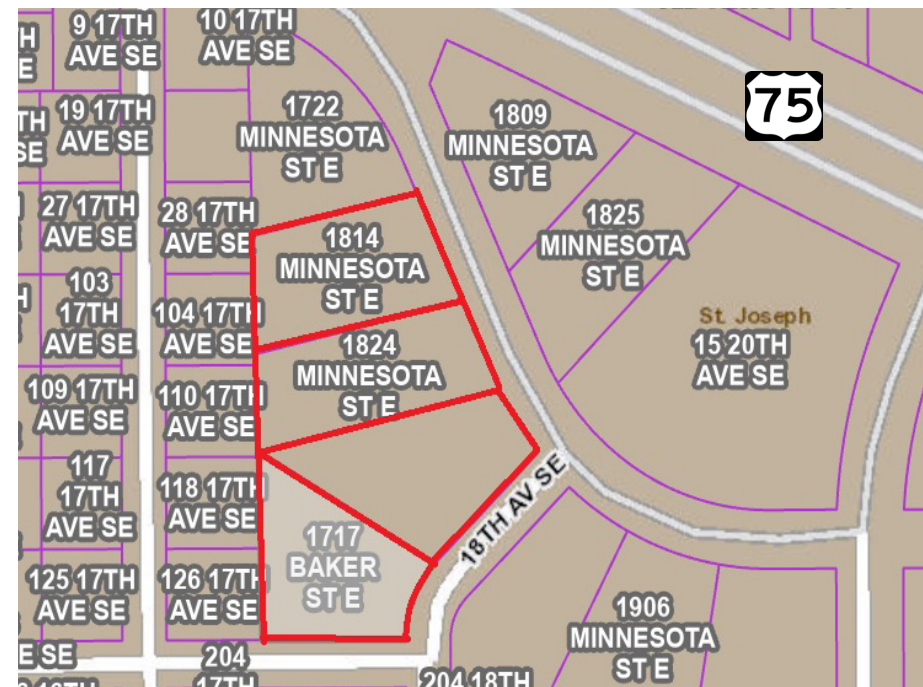


PROPERTY LOCATION

- * 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 - 2024

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



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PROPERTY OVERVIEW

MN St E & Baker St E, St. Joseph, MN

Sale Price

\$559,900.00

Lot Size

4.26 Acres

(2.10 Acres Minimum Divisible)

Stearns County
PID's

84.53547.0007 2025 Taxes \$1,320.00

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84.53547.0009 2025 Taxes \$3,458.00 +
Assessments \$2,009.14

84.53547.0010 2025 Taxes \$3,506.00 +
Assessments \$2,376.94

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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