



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial
Land



SARTELL

Commercial Lot

Sales Price: \$5.00/sf

1.65 Acres

2447 Leander Avenue, Sartell, MN 56377

Eric O'Brien, Broker
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PROPERTY LOCATION

- * West of State Hwy 15
- * North of County Road 120
- * South Side of Sartell
- * Near CentraCare Plaza Medical Campus
- * Businesses in the Area:
O2B Kids Pre-School, Perkins Restaurant, Deerwood Bank,
State Farm Insurance and many others...

TRAFFIC COUNTS - 2024

- * County Road 120 - 17,626 VPD
- * Leander Avenue - 2,450 VPD



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PROPERTY OVERVIEW

2447 Leander Ave, Sartell, MN

Sales Price

\$5.00/SF

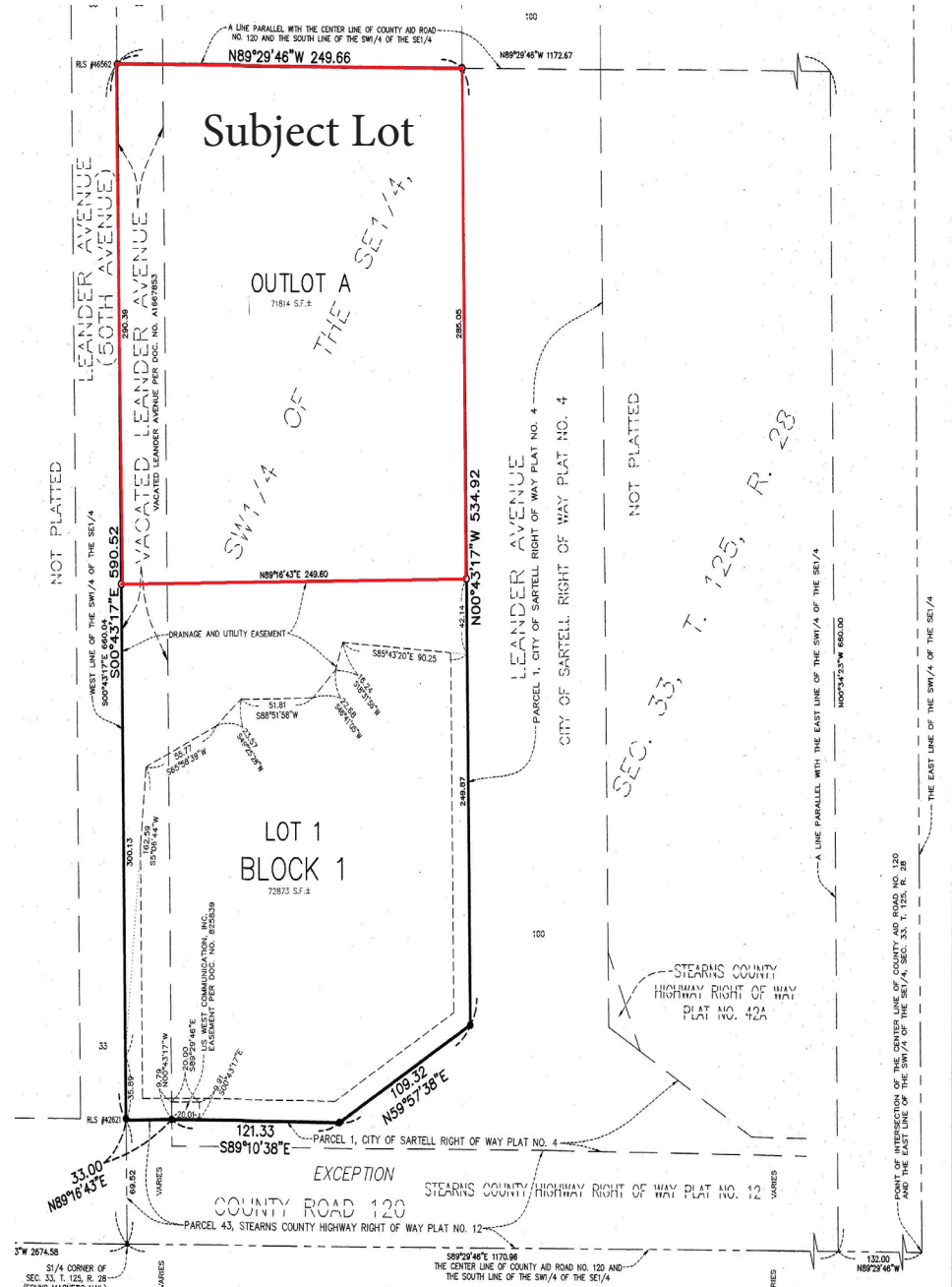
Lot Size 1.65 Acres

County Stearns

PID 92.56894.0900

2025 Taxes \$732.00

Zoned B-3 Medical Professional District



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