



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial
Property

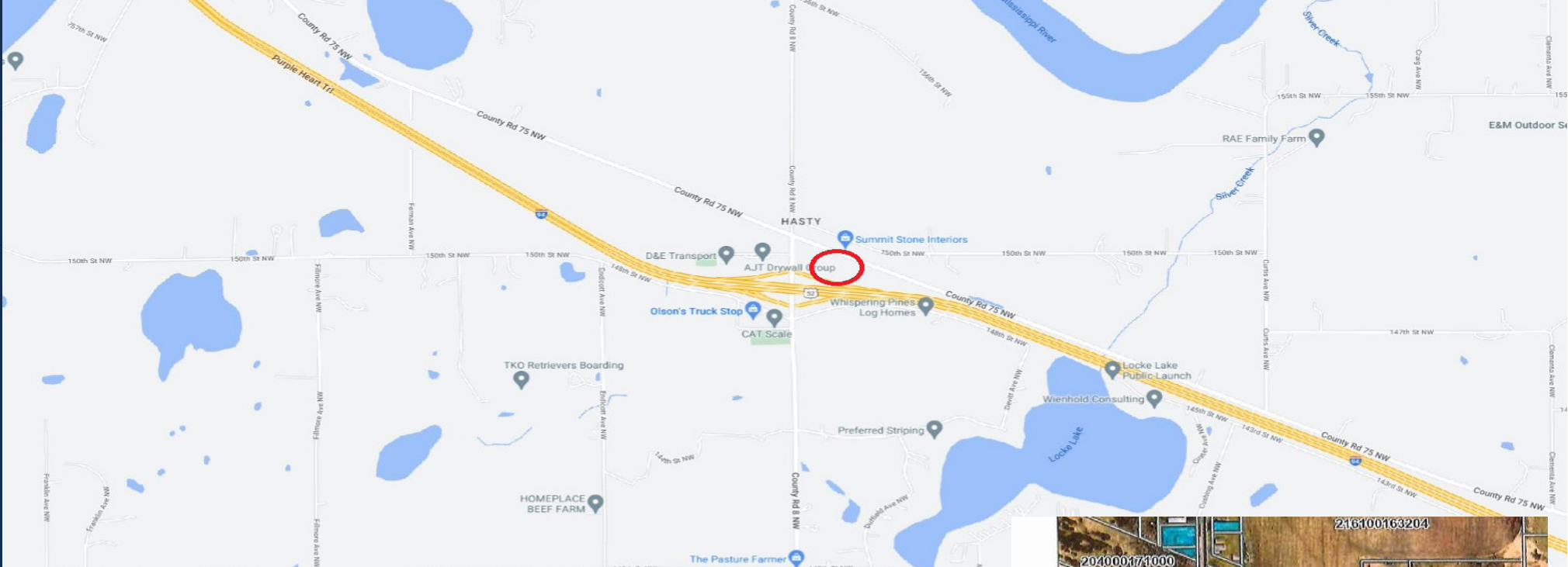


CLEARWATER COMMERCIAL LAND/BUILDING

11.27 Acres (Building Size: 2,820/sf)

15007 County Road 75 NW, Clearwater, MN 55320

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PROPERTY LOCATION

- * North of I-94
- * South of County Road 75
- * Easy Access to Interstate & County Road

TRAFFIC COUNTS - 2023

- * I-94 - 43,900 VPD
- * County Road 75 - 2,750 VPD

10.9 Acres



.37 Acres

Businesses in the Area:

T.O. Plastics, Defined Logistic Solutions, S-Kargo, Halvor Lines, Kwik Trip, JW Outdoor Construction, TL Diversified and more.

PROPERTY OVERVIEW

Sale Price

\$1,500,000.00

Lot Size	10.9 + .37 Acres
Building Size	2,820/sf
Built	1997/1998
Wright County	216-100-212202 (10.9 Acres) 216-100-163303 (.37 Acres)
2024 Taxes	\$11,359.00 \$188.00
Zoned	Highway Commercial

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





BUILDING OVERVIEW

Office	768/sf (3 Offices, reception area and restrooms)
Warehouse/Shop	2,052/sf
HVAC	Office (Heat & A/C) Warehouse/Shop (Heat Only)
Electrical	240 volt
Other	Building has Well & Septic Alarm System
Clear Height	15'
Overhead Doors	(4) 14' x 10' Overhead Doors (Drive-Thru)

INTERIOR/EXTERIOR



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