



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial
Land



SARTELL

Commercial Lot

1.65 Acres

2447 Leander Avenue, Sartell, MN 56377

Eric O'Brien, Broker
612.281.4163
EObrien@crs-mn.com



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 - 2023

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

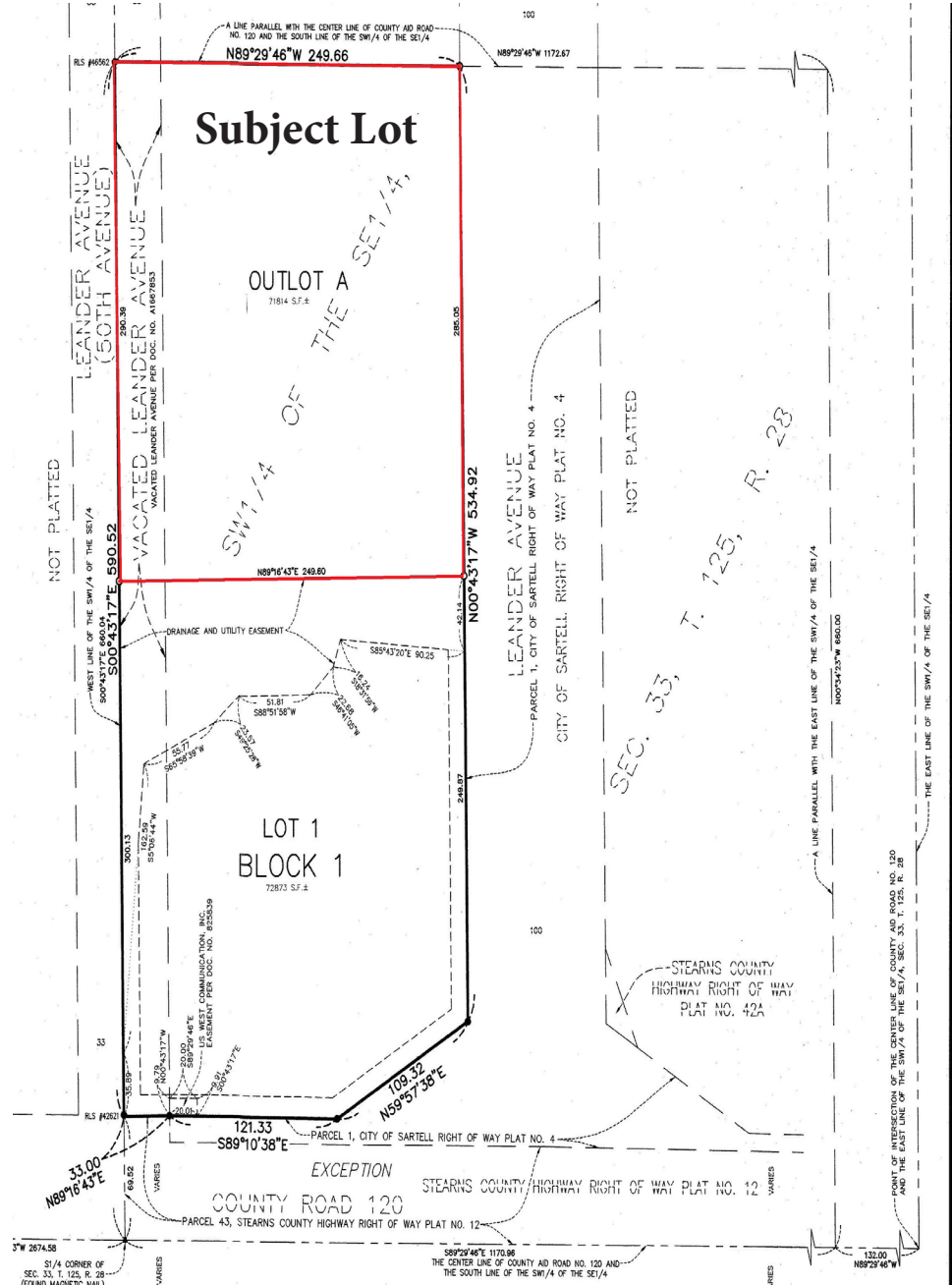


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PROPERTY OVERVIEW

Sales Price
\$5.00/SF

Lot Size	1.65 Acres
County	Stearns
PID	92.56894.0900
2024 Taxes	TBD
Zoned	B-3 Medical Professional District



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