



PROPERTY INFORMATION

- * Sales Price **\$599,000.00**
- * Lot is 1.86 Acres
- * Benton County
- * PID's
- * 19.01522.00 2024 Taxes \$4,678.00
- * 19.01521.00 2024 Taxes \$1,470.00
- * 19.01520.00 2024 Taxes \$428.00
- * 19.00545.00 2024 Taxes \$2,208.00
- * 19.00546.00 2024 Taxes \$2,144.00
- * 19.00543.00 2024 Taxes \$1,426.00
- * 19.00544.00 2024 Taxes \$1,560.00
- * Zoning: C2-Commercial
- * Businesses in Area Include:

Soks Carwash, Dairy Queen, Dutch Maid Bakery,
Subway, Papa Murphy's, Speedway, Spinal Rehab Clinic,
Fire Department, St. Cloud Financial Credit Union,
El Loro Mexican, Burger King, Caribou and more.



Contact:
WAYNE ELAM
(763) 229-4982
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COMMERCIAL REALTY SOLUTIONS

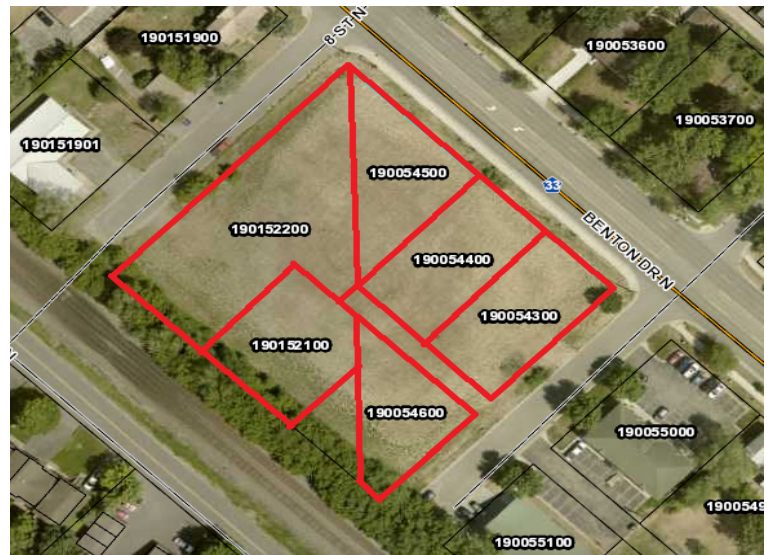
For Sale Commercial Land 700 N Benton Drive, Sauk Rapids 56379



LOCATION/AREA INFORMATION

- * Easy Access to US Hwy 10
- * 1/2 Mile South of Highway 15
- * Highway 10 is 1.5 Miles East

Sauk Rapids Demographics			
Demographics	1-Mile	2-Mile	3-Mile
Population	7,674	25,912	51,654
Average Age	20 to 29	20 to 29	20 to 29
Median Household Inc.	\$ 48,793	\$ 52,371	\$ 51,571
Number of Households	3,390	11,436	21,433



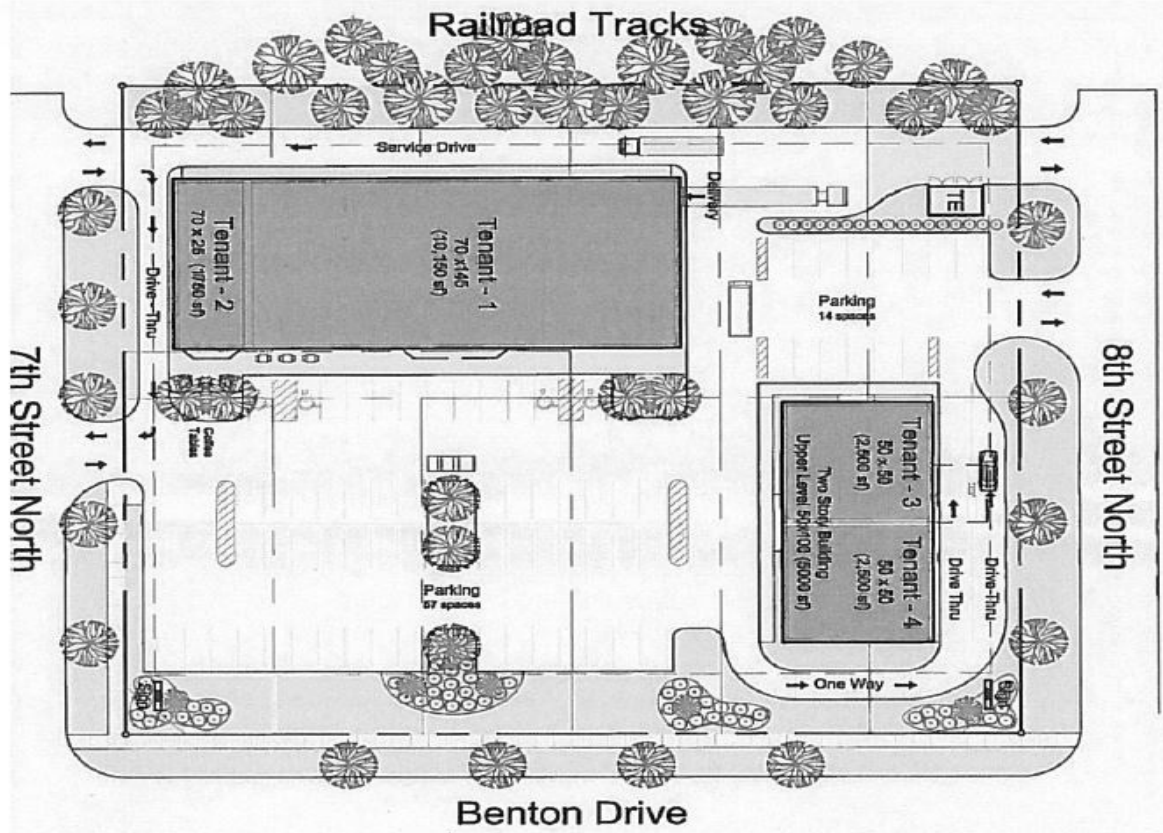
TRAFFIC COUNTS - 2023

- * Benton Drive - 9,700 VPD
- * 2nd Street - 8,500 VPD
- * 8th Street - 1,900 VPD

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Concept Site Plan

PROPERTY INFORMATION

- * Utilities Stubbed In
- * Two (2) Building Site Concept

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