



COMMERCIAL REALTY SOLUTIONS

For Sale Commercial Land 4655 33rd Street, St. Cloud 56301



PROPERTY INFORMATION

- * Sales Price **\$7.50/psf**
- * Lot is 4.91 Acres
- * Stearns County
- * PID 82.51188.0102 2024 Taxes \$11,264.00
- * Zoned: PUD Planned Unit Development
- * Businesses in Area Include:
New Tech High School, Stride Academy Charter School, Klein Landscape, Jubilee Worship Center and more...



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LOCATION INFORMATION

- * St. Cloud is located 66 miles from Minneapolis along I-94
- * East of Highway 15 at the new Granite Parkway interchange
- * Frontage to the newly expanded 33rd Street S (Primary West/East connector between Hwy 15 and C.R. 75 on the South side of St. Cloud)
- * West of the new Tech High School
- * Adjacent to Stride Academy

TRAFFIC COUNTS - 2023

- * County Road 74 - 5,600 VPD
- * 33rd Street - 5,100 VPD



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