

For Sale

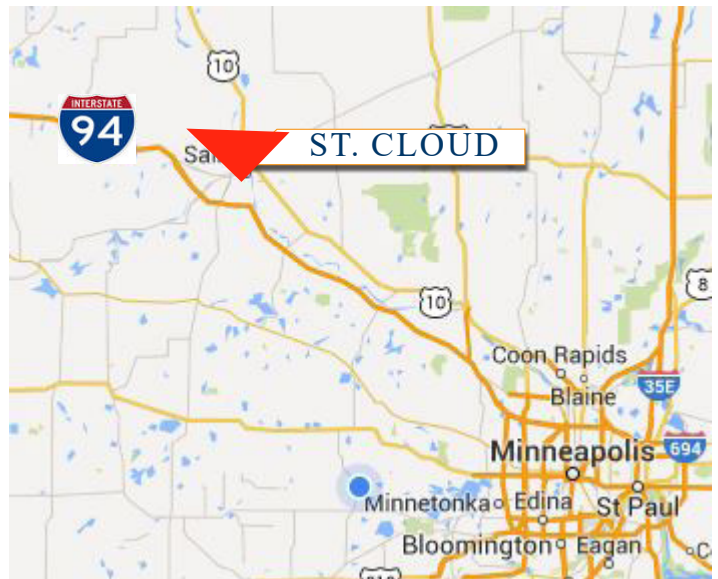
Commercial/Multi-Family Dev. Land

xxx County Rd. 74, St. Cloud 56301



PROPERTY INFORMATION

- * Sales Price **\$3.00/psf**
- * Lot is 17.00 Acres (Divisible)
- * Stearns County PID 82.44152.0408
- * 2024 Taxes \$3,186.00
- * Zoned: I-1 Light Industrial
(City comprehensive plan has future use as mixed residential/single family detached. City is open to various use types)
- * Businesses in the Area Include:
Boulder Ridge Golf Club, Karl's TV & Appliance, Minnesota Lighting & Flooring, Jubilee Worship Center, Stride Academy Charter School, Bethlehem Lutheran Church, Kwik Trip, and much more . . .



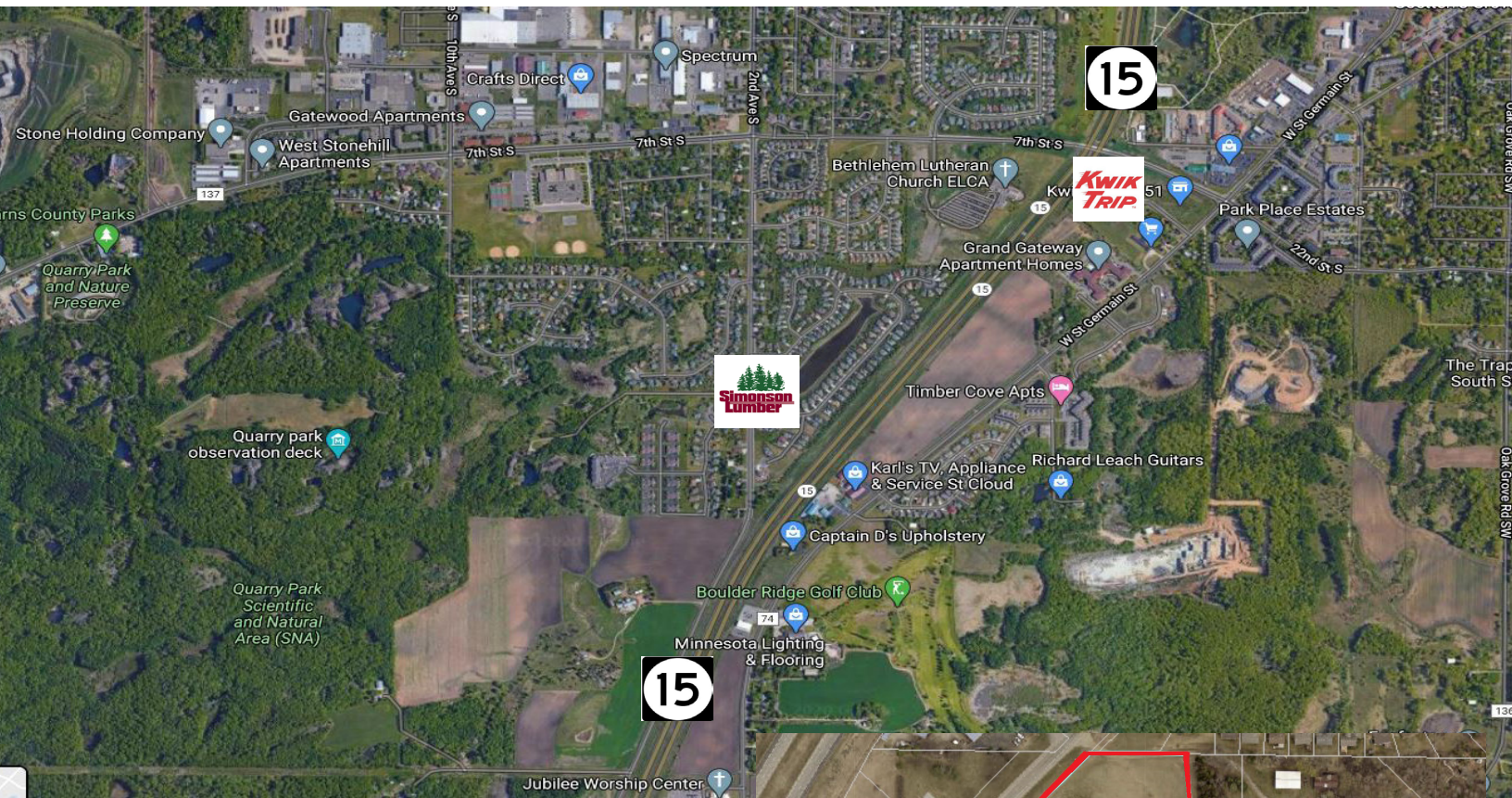
Contact:
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COMMERCIAL REALTY SOLUTIONS

For Sale Commercial/Multi-Family Dev. Land xxx County Rd. 74, St. Cloud 56301



LOCATION INFORMATION

- * 2 Miles North of I-94
- * Frontage on State Highway 15
- * Located on Highway 15
- * 2 Miles South of Crossroads Mall and Division St.

TRAFFIC COUNTS - 2023

- * I-94 - 34,500 VPD
- Highway 23 - 30,000 VPD
- * County Road 74 - 5,600 VPD



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Concept Plan

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