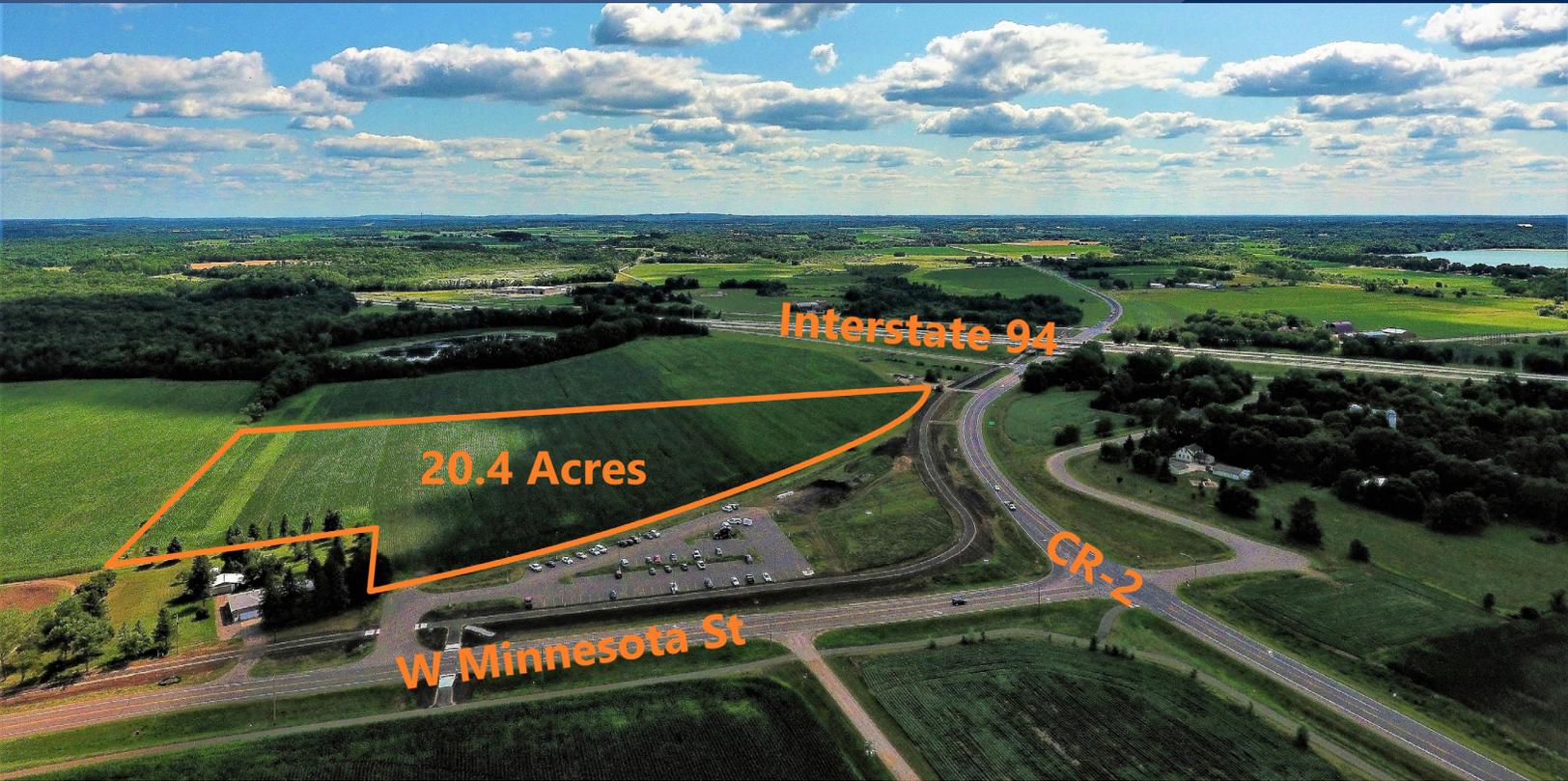




# For Sale Commercial Land xxx W. Minnesota St., St. Joseph 56374



## PROPERTY INFORMATION

- \* Sales Price **\$2.00/psf**
  - \* Full Sales Price \$1,777,250.00
- \* Lot is 20.4 Acres - Property is Divisible
- \* Stearns County PID 84.53436.0008, 84.53436.0010, 84.53436.0014
- \* 2024 Taxes: \$1,078.00
- \* Zoning: B-3 General Business
- \* Businesses in the Area Include:  
Milk + Honey Cider, St. John's University,  
College of St. Benedict's, St. Joseph Meat Market,  
Bad Habit Brewing Company, Amcon Block,  
Central MN Credit Union, Coborn's Grocery,  
and much more...



**Contact:**  
**ERIC O'BRIEN**  
**(320) 406-3910**  
**EObrien@crs-mn.com**

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

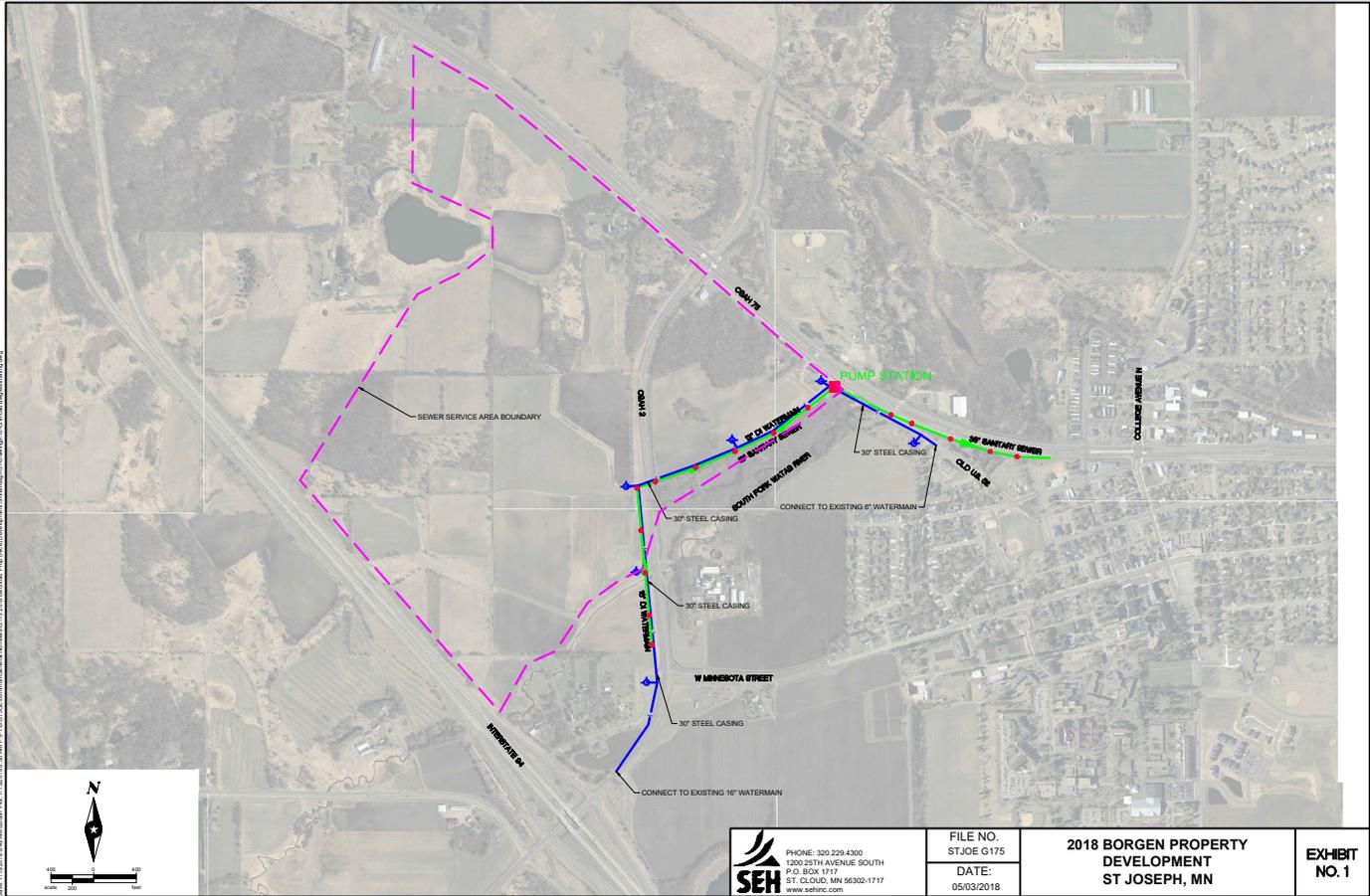
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COMMERCIAL REALTY SOLUTIONS

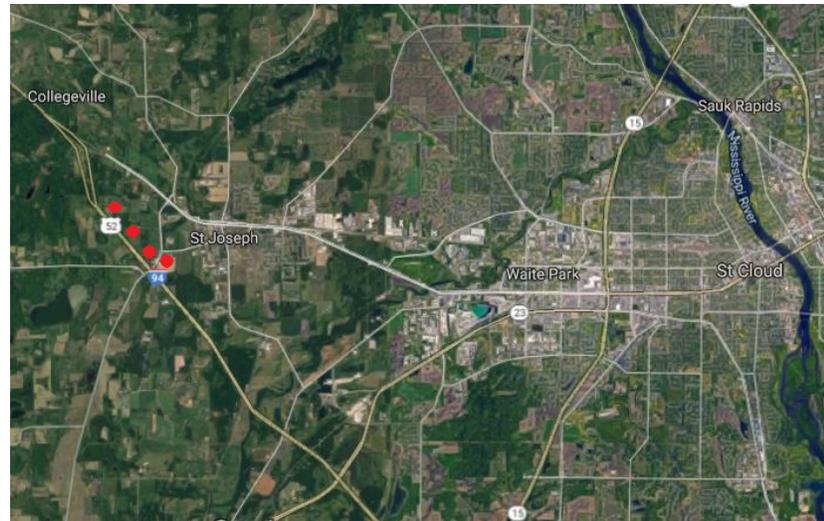
# For Sale Commercial Land

## xxx W. Minnesota St., St. Joseph 56374



### LOCATION INFORMATION

- \* Located at I-94 and CR 2
- \* Great Interstate Visability & Access
- \* Prime Freeway Frontage Available
- \* Minutes from St. Cloud
- \* College Town - St. Joseph's 7,200 residents  
College of St. Benedicts &  
St. John's University = 3,400+ students



### TRAFFIC COUNTS - 2023

- \* I-94 - 27,500 VPD
- \* Cty Rd 2 - 8,000 VPD

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