



Clearwater - Commercial Building **FOR SALE or LEASE**

2458 200th Street

Clearwater, MN 55362



PRICE REDUCED!

PROPERTY INFORMATION

* ~~\$599,000~~ **PRICE REDUCED**

* \$495,000.00

* Square Footage:

Office 1,900/sf

Manufacturing 7,500/sf

Warehouse 7,700/sf

TOTAL SF 17,100/SF

* Lot is 2.50 Acres (2 additional lots available)

* Stearns County PID 19-10600-0012

* 2011 Taxes \$13,594.00

* Lease Rate \$3.00/psf + Property Taxes of \$.79/psf

* Zoning: Industrial

* Clean manufacturing area (class 100,000)

* High Visibility I-94

* Clearview Industrial Park



Traffic Counts - 2008

I-94 - 39,000 VPD

Highway 24 - 7,100 VPD

Contact:

WAYNE ELAM

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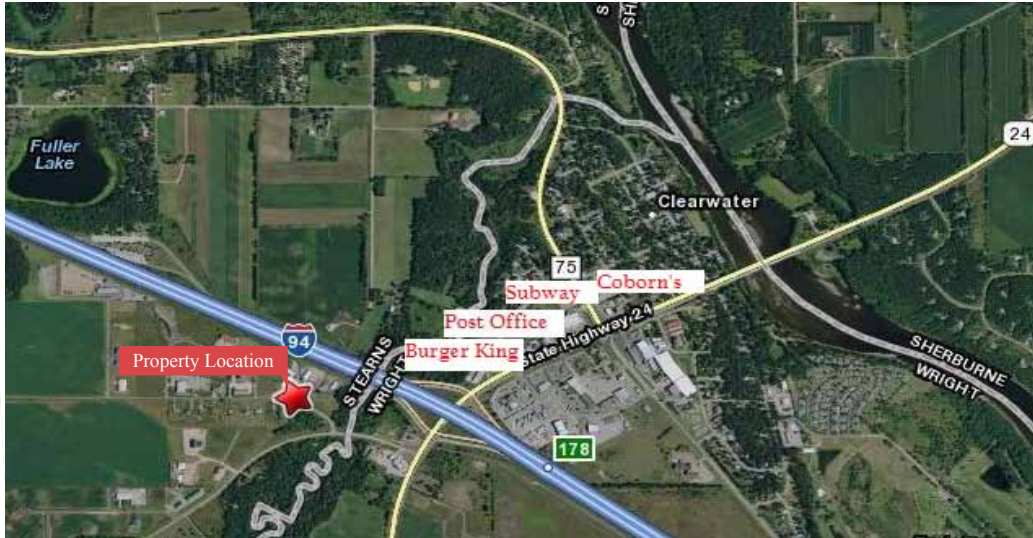
www.commrealtysolutions.com

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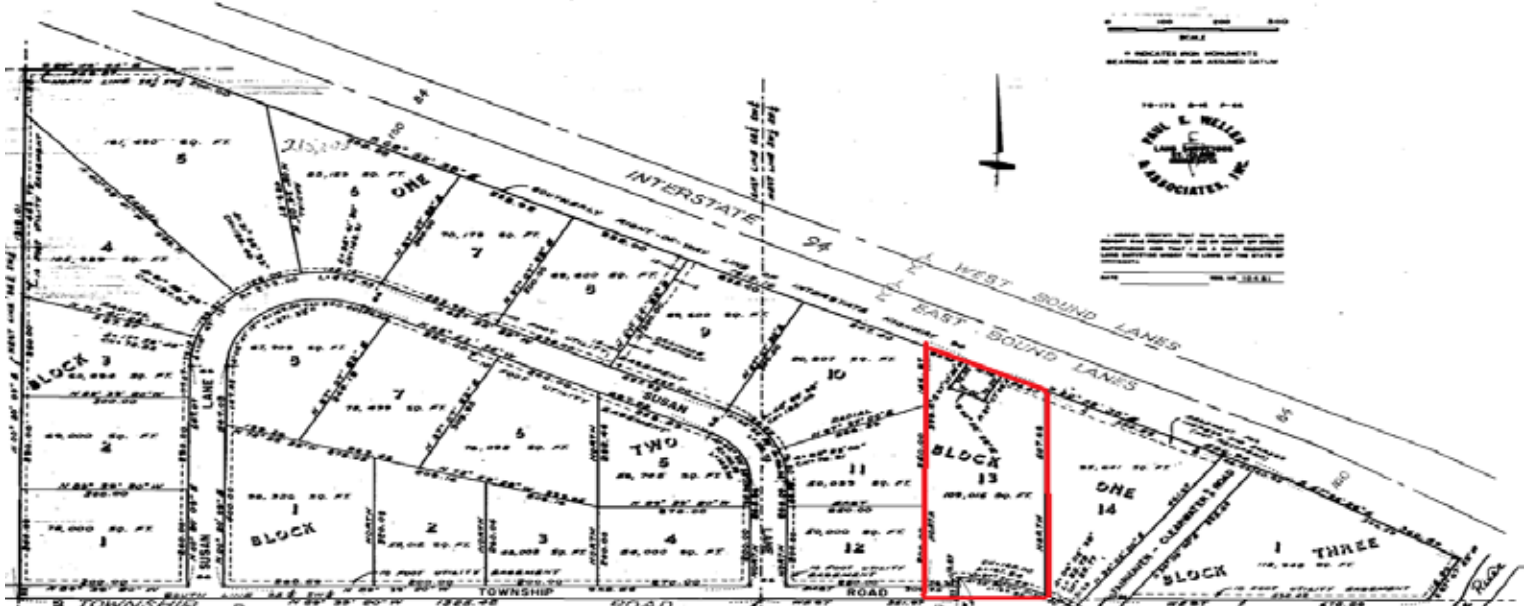
I-94
Visibility



PROPERTY INFORMATION

- * 2 Additional Lots Available! (Lots 11 and 12)
- * Lynden Township, Stearns County
- * Adjacent to I-94

CLEARVIEW TERRACE



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