



Clearwater - Industrial Lots FOR SALE

202nd St. E. & 21st Ave, Clearwater, MN 55320



Great Development Opportunity!

PROPERTY INFORMATION

- * FROM \$3.00/PSF TO \$69,900/LOT
- * 4 Lots Available in Lynden Industrial Park
- * Stearns County
- * PID 19.10748.0001
- * 2010 Taxes \$2,910.00
- * PID 19.10748.0002
- * 2010 Taxes \$1,884.00
- * PID 19.10748.0004
- * 2010 Taxes \$2,242.00
- * PID 19.10748.0006
- * 2010 Taxes \$964.00
- * Zoning is 3A-Commercial/Industrial/
Public Utility
- * I-94 Frontage
- * I-94 Great Visibility!



Contact:
WAYNE ELAM
(763) 229-4982



WElam@commrealtysolutions.com

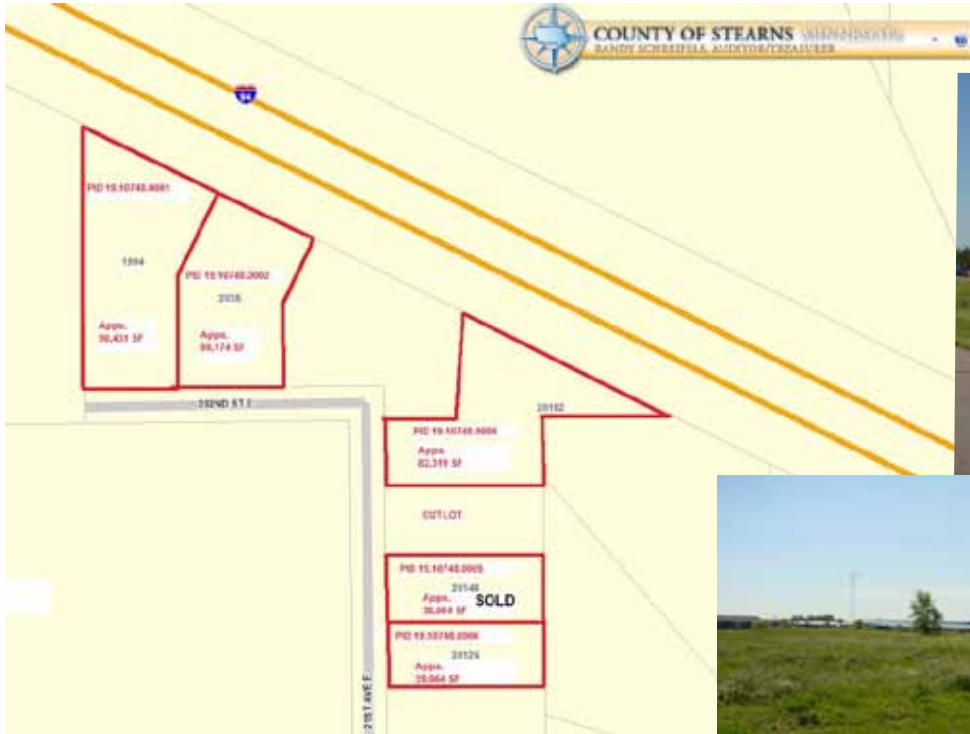
3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

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PROPERTY INFORMATION

- * Lot 1994: 90,431/sf \$3.00/psf (I-94 Frontage)
- * Lot 2036: 69,174/sf \$3.00/psf (I-94 Frontage)
- * Lot 20182: 82,319/sf \$3.00/psf (I-94 Frontage)
- * Lot 20126: 39,064/sf \$69,900 (I-94 Visibility)
- * 20 Minutes to St. Cloud and Monticello
- * 40 Minutes to Maple Grove

TRAFFIC COUNTS - 2008

- * Highway 24 - 7,100 VPD
- * I-94 - 40,500 VPD



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