



COMMERCIAL REALTY SOLUTIONS

Clearwater - Industrial Land

FOR SALE

xxx 21st Ave. East, Clearwater, MN 55320



Easy Interstate Access!

PROPERTY INFORMATION

- * Sales Price **\$20,000/acre**
- * 14.67 Acres (Divisible)
- * Stearns County PID 19.10819.0901
- * 2019 Taxes \$944.00
- * Zoned: Light Industrial
- * Businesses in the area include:
Clearwater Travel Plaza, Holiday Station,
Coborn's Superstore, Gustafson Trailers,
Mathison Motors, Burger King, America's
Best Value Inn, Dairy Queen, Keith's Kettle,
Annandale State Bank and more



Contact:
WAYNE ELAM
(763) 229-4982

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3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

www.commrealtysolutions.com

Clearwater - Industrial Land

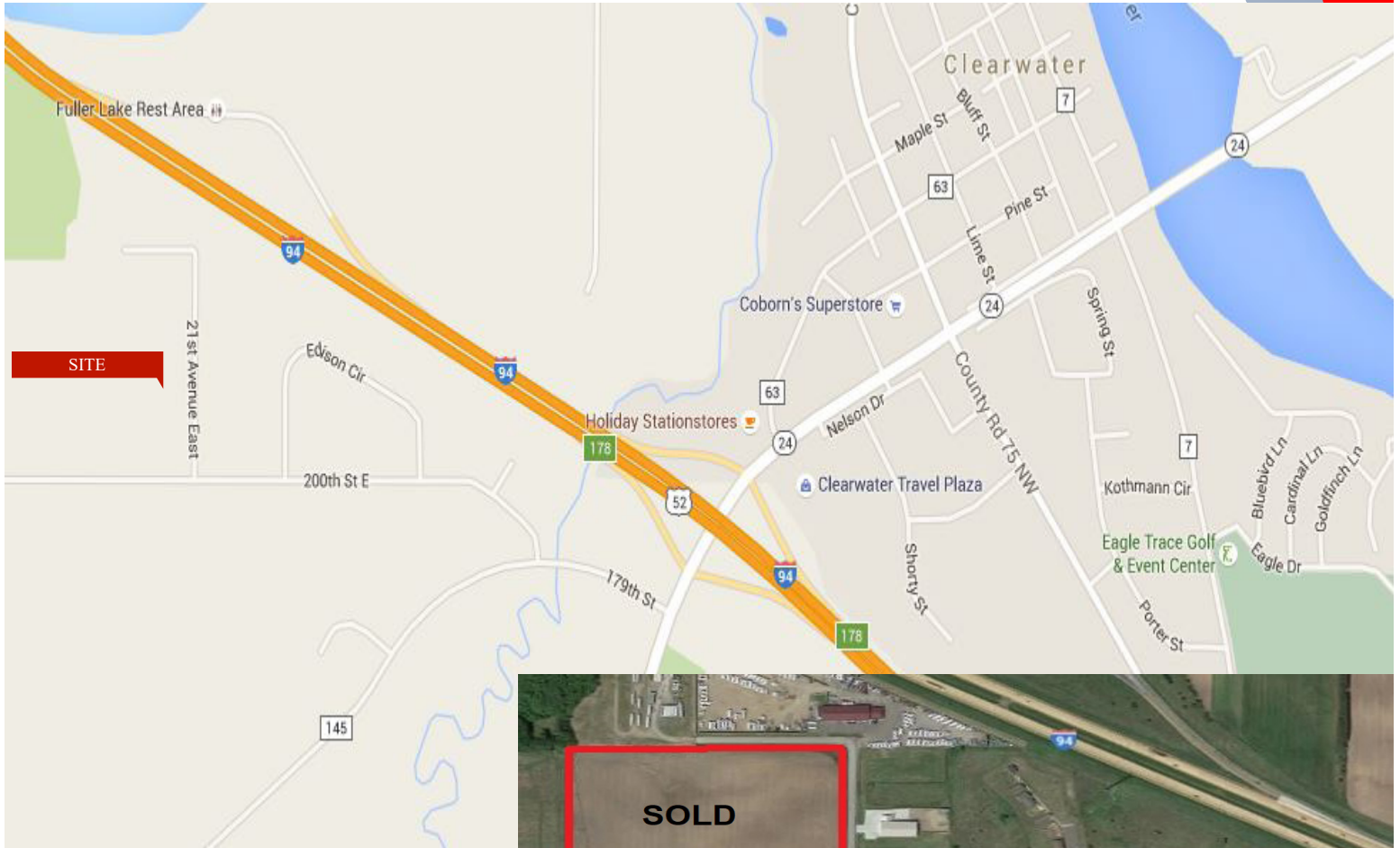
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TRAFFIC COUNTS - 2015

* I-94 - 45,500 VPD

* Highway 24 - 6,000 VPD



PROPERTY INFORMATION

- * Located West of Highway 24
- * On the South side of I-94
- * Easy access to Interstate



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