



COMMERCIAL REALTY SOLUTIONS
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Clearwater - Industrial Property

FOR SALE

1950 202nd St. E., Clearwater, MN 55320

PRICE REDUCED

**I-94 Visibility
and
Easy Access**



PROPERTY INFORMATION

- * Sales Price ~~\$795,000.00~~
Reduced to **\$769,000.00**
- * 70' x 162' = 11,340/sf Industrial Building
- * Office is 32' x 40' = 1,280sf
- * Lot is 7 Acres
- * Stearns County PID 19-10748-0000
- * 2018 Taxes \$17,374.00
- * Built in 2011
- * Businesses in the area include:
Holiday Stationstore, Nelson Bros.
Restaurant, Coborn's Superstore, U-Haul,
Outlet Recreation, Annandale State Bank,
USPS, DQ Grill, Clearwater Tire & Auto,
and much more!



Contact:

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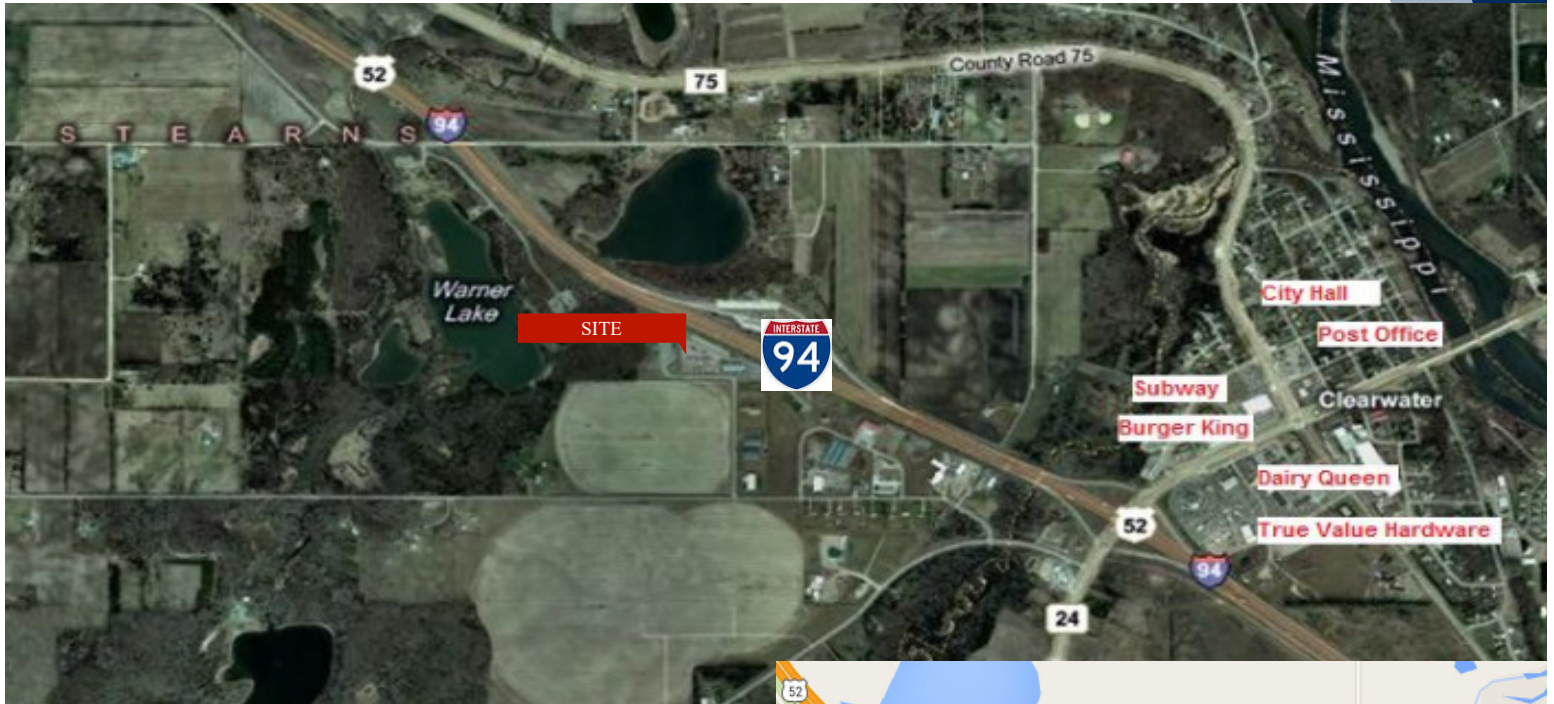
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TRAFFIC COUNTS - 2017

* I-94 - 45,500 VPD

* County Road 24 - 6,000 VPD



PROPERTY INFORMATION

- * Located on the South side of I-94
- * West of Highway 24 on 202nd St. East
- * West of Clearwater Travel Center



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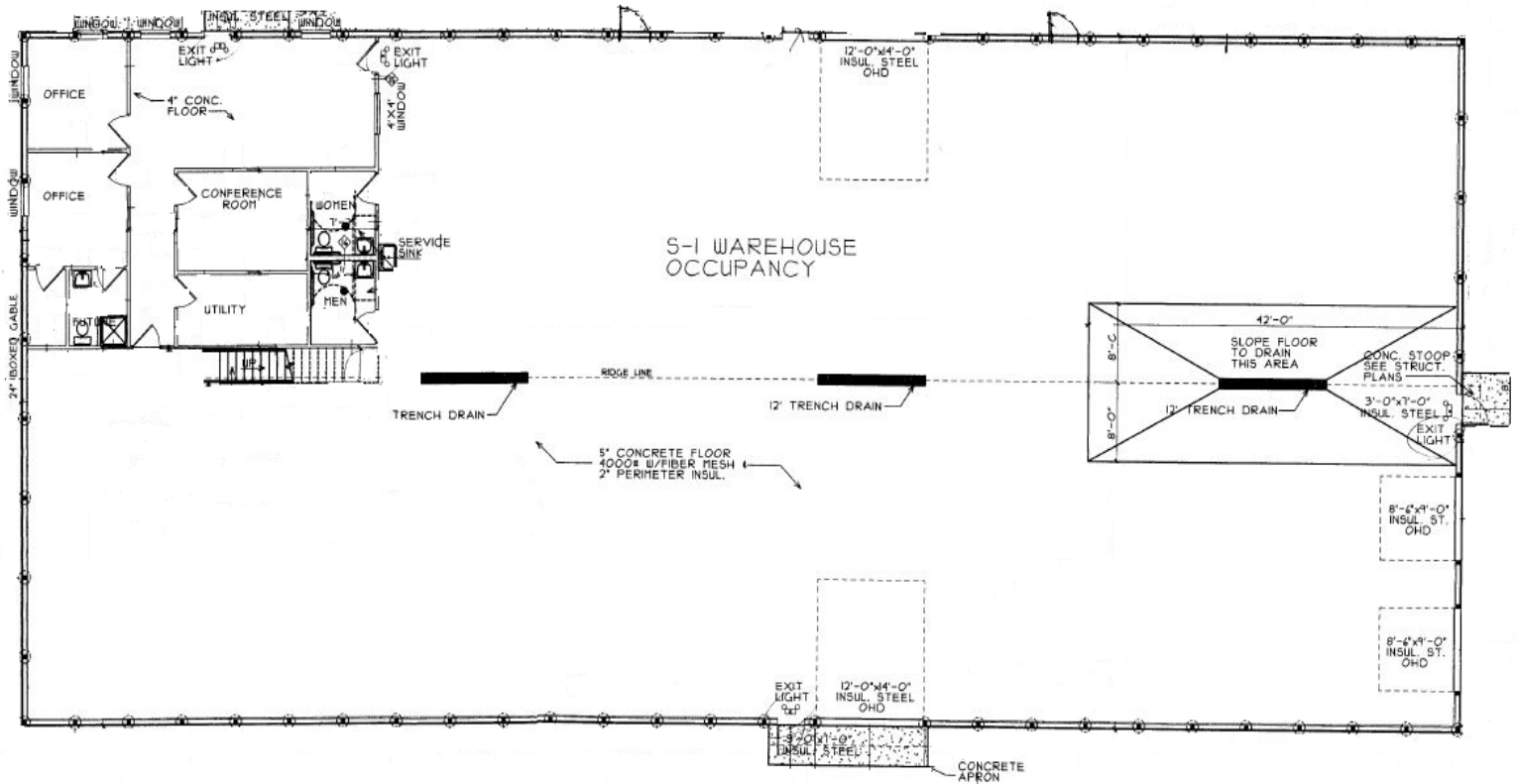
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Floorplan



BUILDING INFORMATION

- * 2 O.H. Doors (Drive-In) 12' x 14'
- * 2 O.H. Doors (Dock High) 8'-6" x 9'
- * Floor Drains (with flammable waste trap)
- * 1,280/sf Mezzanine
- * 16' Sidewalls
- * Shop has Unit Heaters
- * Office:
 - 2 Private Offices
 - 1 Conference Room
 - 1 Office Restroom
- * Shop Restrooms Separate (Men's and Women's)

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Great
I-94 Frontage!



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