



COMMERCIAL REALTY SOLUTIONS  
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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
- \* 2018 Taxes \$972.00
- \* 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**  
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# Clearwater - Industrial Land

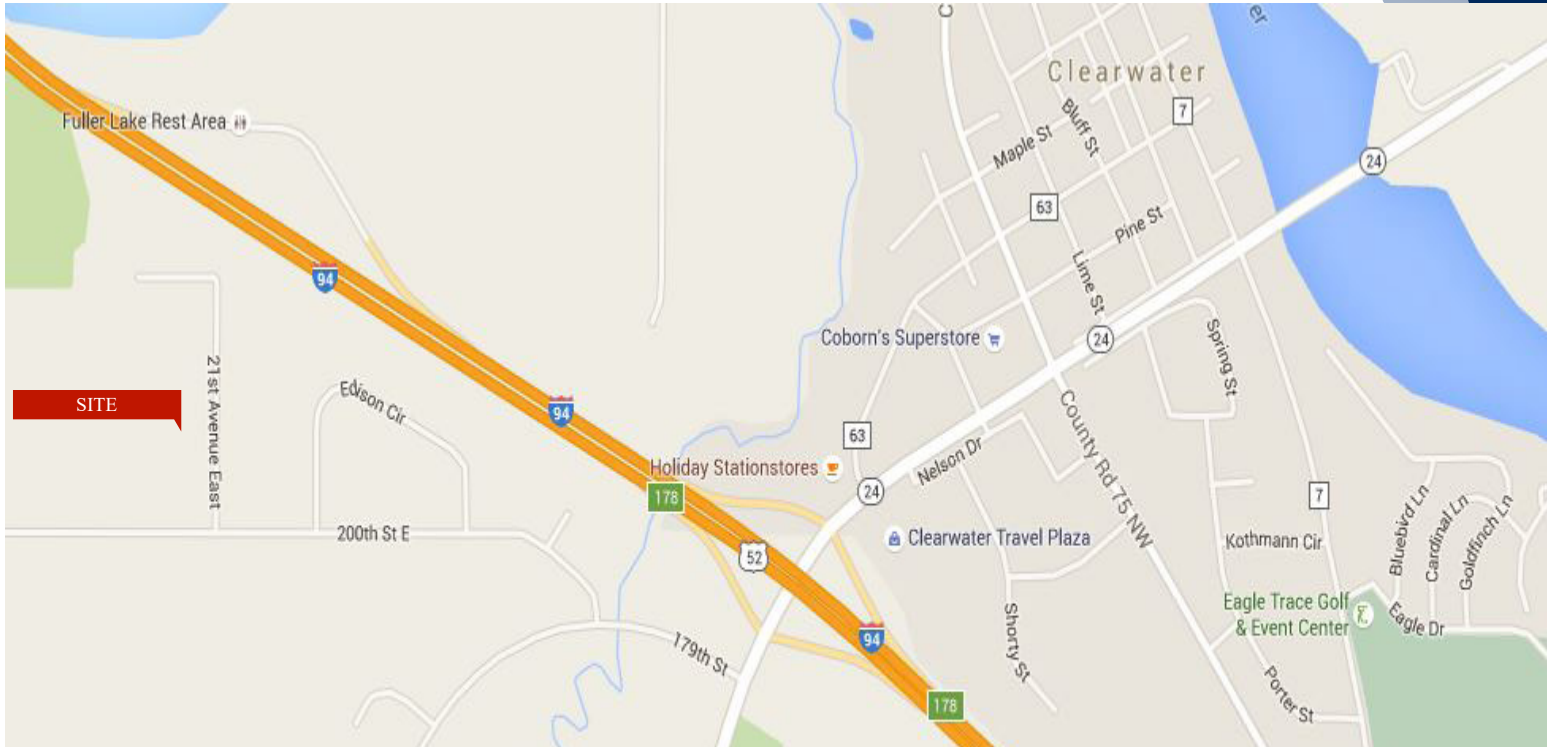
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## TRAFFIC COUNTS - 2015

\* 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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