



COMMERCIAL REALTY SOLUTIONS

# For Sale Industrial Land xxx Shadowwood Dr NE, Sauk Rapids 56379



## PROPERTY INFORMATION

- \* Sales Price **\$349,000.00**
- \* Lot is 22.68 Acres
- \* Benton County PID R09-00459-04
- \* 2019 Taxes \$844.00
- \* Zoned: Current Agricultural  
(Guided General Commercial/Industrial)
- \* Great location off of Highway 23
- \* Businesses in the area include:  
Viking Land Harley Davidson, Midwest Machinery,  
Besser's Bike Barn, Derby Four Wheel Drive,  
Pro Cycle Snowmobile, Thermo-Tech Premium  
Windows & Doors, Tony's Lifetime Exteriors and  
much more . . . .



**Contact:**  
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## PROPERTY INFORMATION

- \* Great location off Highway 23
- \* Minutes from St. Cloud
- \* Frontage and Access from both Highway 23 and 35th Avenue NE

## TRAFFIC COUNTS - 2017

- \* Highway 23 - 13,000 VPD
- \* 35th Avenue - 1,200 VPD

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