



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
- * 2018 Taxes \$1,776.00
- * 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:

JOSEPH ELAM

(320) 282-8410

JElam@commrealtysolutions.com



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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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