



COMMERCIAL REALTY SOLUTIONS

# For Sale Prime Highway Commercial Land xxxx Roosevelt Rd, St. Cloud 56301



## PROPERTY INFORMATION

- \* Sales Price **\$899,000.00**
- \* Lot is 5 Acres
- \* Stearns County PID 82.44153.0104
- \* 2019 Taxes: \$15,970
- \* Zoning: C-5 Highway Commercial District
- \* Businesses in the Area Include:  
Grundman Motors, Heartland Tires, Royal Tires, Travelodge, Minnesota Truck Headquarters, The Swingset Store, Grand Royal Plaza Apartments, and much more...



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# For Sale

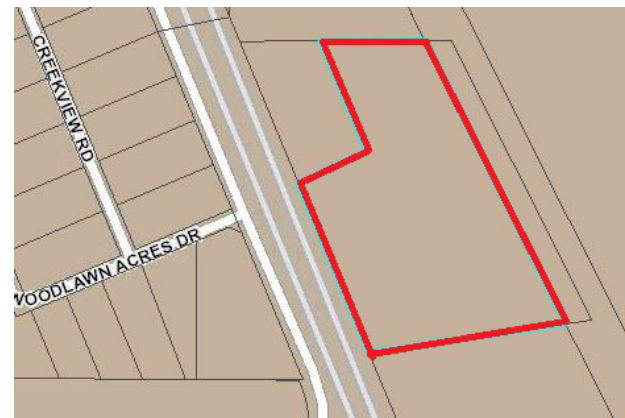
## Prime Highway Commercial Land

### XXXX Roosevelt Rd, St. Cloud 56301



### PROPERTY INFORMATION

- \* East Side of Roosevelt Road
- \* 1.2 Miles North of I-94
- \* Near Downtown St. Cloud
- \* Minutes Away from SCSU
- \* Prime Location
- \* Zoning Allows for Various User Types



### TRAFFIC COUNTS - 2019

- \* Roosevelt Road - 22,900 VPD

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