



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial
Land



Interstate 94

20.4 Acres

W Minnesota St

CR-2

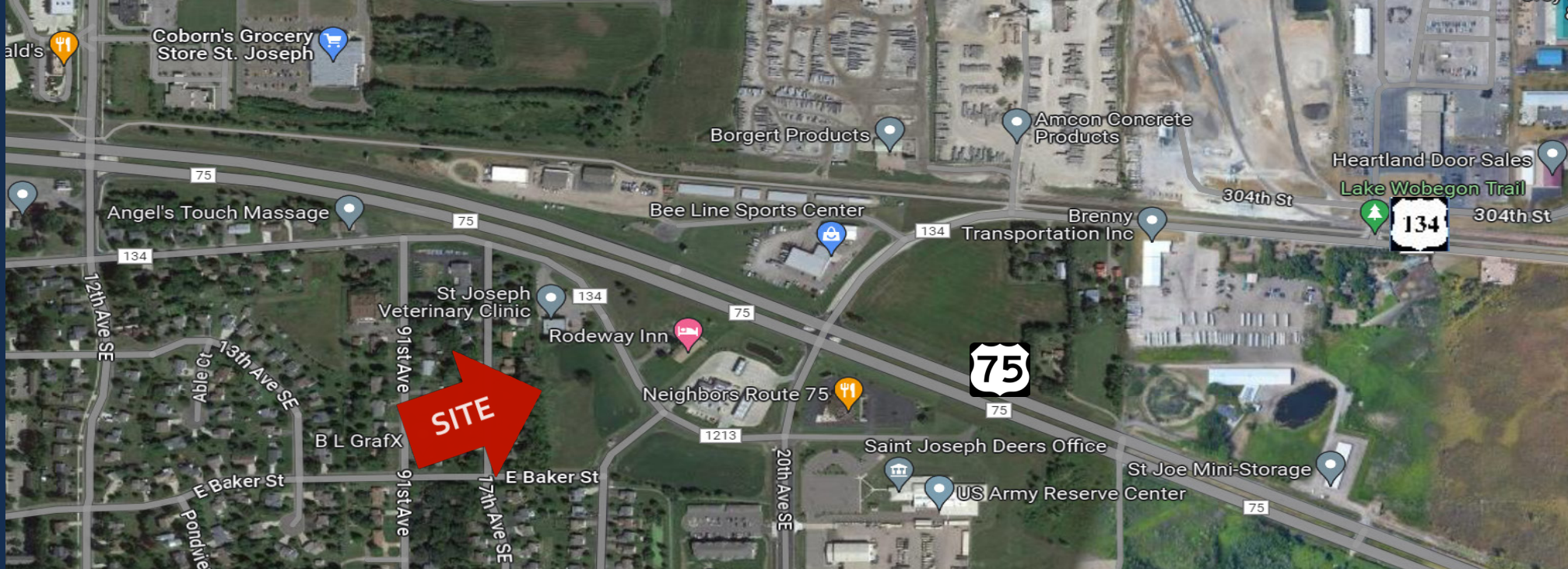
St. Joseph Commercial Land

Sales Price: \$2.00/psf Full Sales Price: \$1,777,250.00

20.4 Acres - Property is Divisible

Minnesota Strt W., St Joseph, MN 56374

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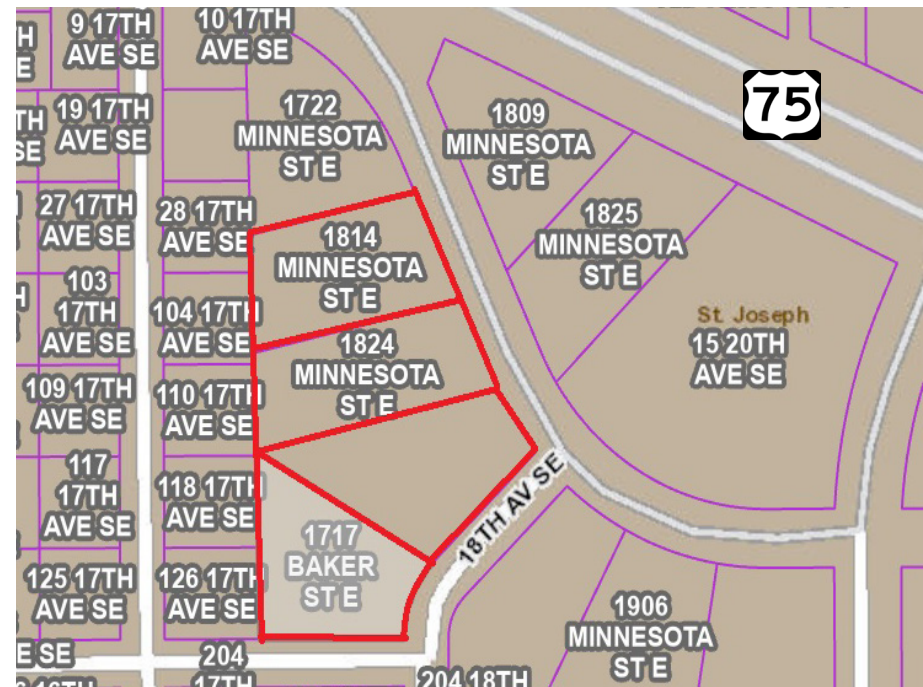


PROPERTY LOCATION

- * Located at I-94 and CR 2
- * Great Interstate Visability & Access
- * Prime Freeway Frontage Available
- * Minutes from St. Cloud
- * Businesses in the Area:
Milk + Honey Cider, St. John's University, Amcon Block, College of St. Benedict's, St. Joseph Meat Market, Coborn's, Bad Habit Brewing Company, Central MN Credit Union and much more...

TRAFFIC COUNTS - 2025

- * I-94 - 27,500 VPD
- * Cty Rd 2 - 8,000 VPD



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PROPERTY OVERVIEW

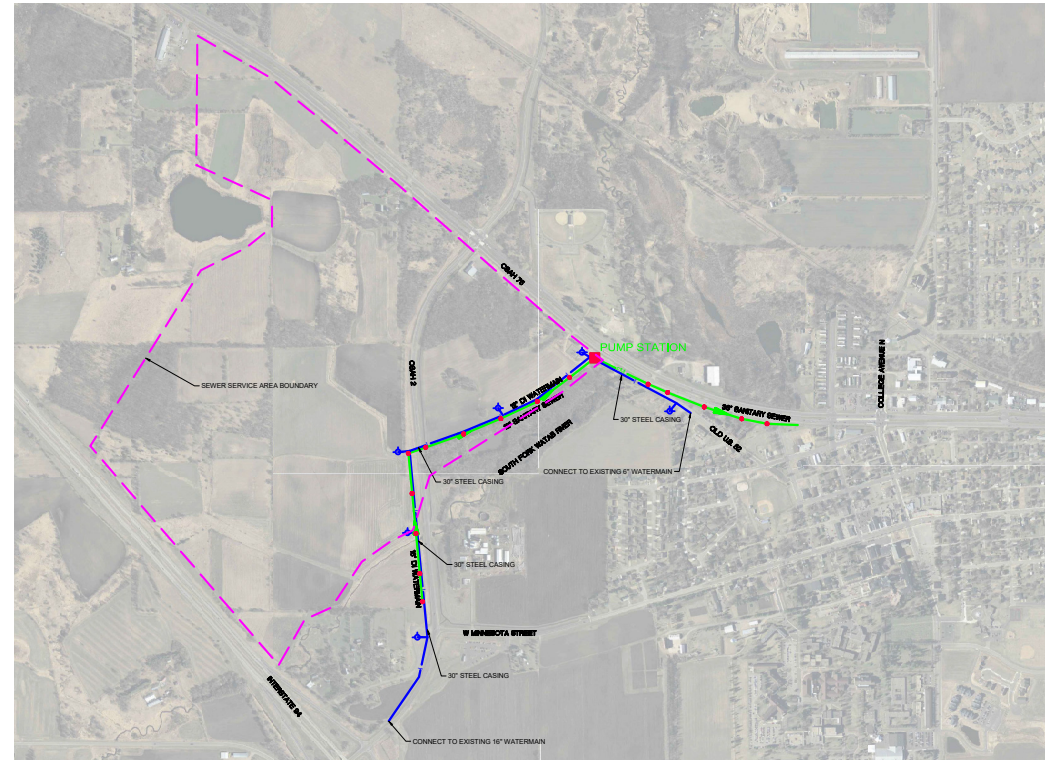
Minnesota Street W., St. Joseph, MN

Sales Price

\$2.00/psf

Full Price: \$1,777,250.00

Lot Size	20.4 Acres - Property is Divisible
Stearns County PID's	84.53436.0008 2026 Taxes \$486.00
	84.53436.0010 2026 Taxes \$682.00
	84.53436.0014 2026 Taxes \$84.00
Zoned	B-3 General Business
College Town	St. Joseph's 7,200 residents College of St. Benedict's & St. John's University = 3,400+ students



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