



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial
Land



SARTELL

Commercial Lot

Sales Price: \$5.00/sf

1.65 Acres

2447 Leander Avenue, Sartell, MN 56377

Eric O'Brien, Broker
612.281.4163
EObrien@crs-mn.com



PROPERTY LOCATION

- * West of State Hwy 15
- * North of County Road 120
- * South Side of Sartell
- * Near CentraCare Plaza Medical Campus
- * Businesses in the Area:
O2B Kids Pre-School, Perkins Restaurant, Deerwood Bank,
State Farm Insurance and many others...

TRAFFIC COUNTS - 2025

- * **County Road 120 - 17,626 VPD**
- * **Leander Avenue - 2,450 VPD**



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

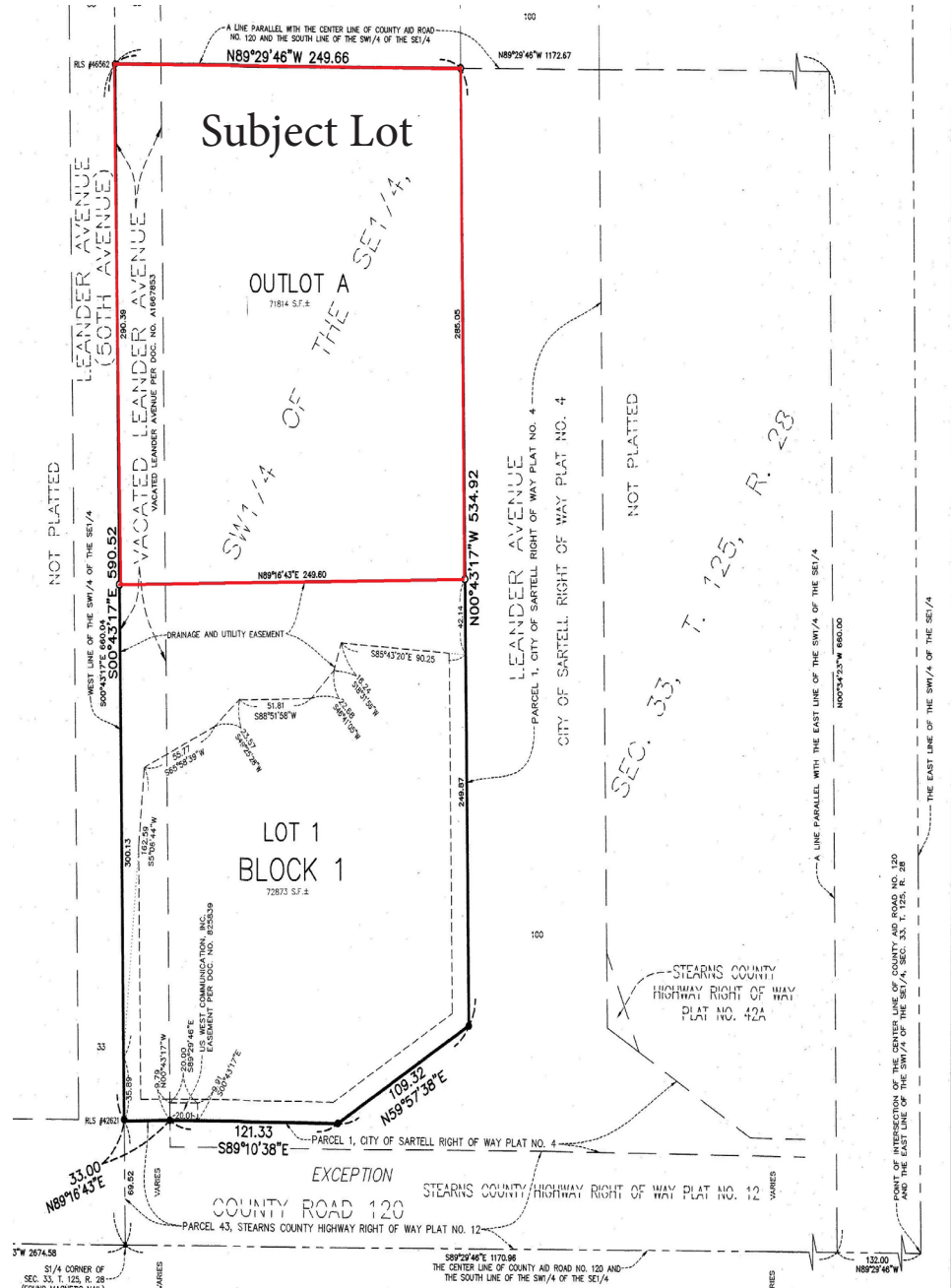
PROPERTY OVERVIEW

2447 Leander Ave, Sartell, MN

Sales Price

\$5.00/SF

Lot Size	1.65 Acres
County	Stearns
PID	92.56894.0900
2026 Taxes	\$56,468.00
Zoned	B-3 Medical Professional District



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.