



COMMERCIAL REALTY SOLUTIONS

For Sale  
Commercial  
Development  
Land



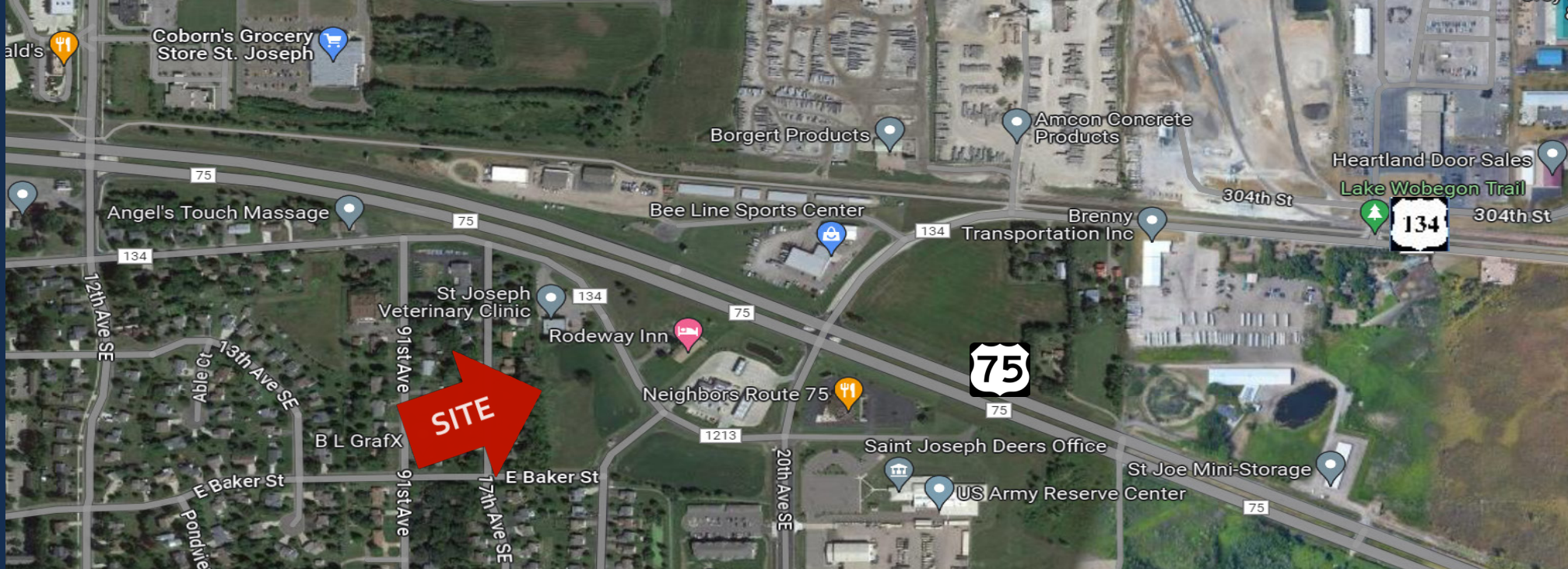
# St. Joseph Commercial Development Lots

**Sales Price: \$559,900.00**

4.26 Acres

Minnesota St E & Baker St E, St Joseph, MN 56374

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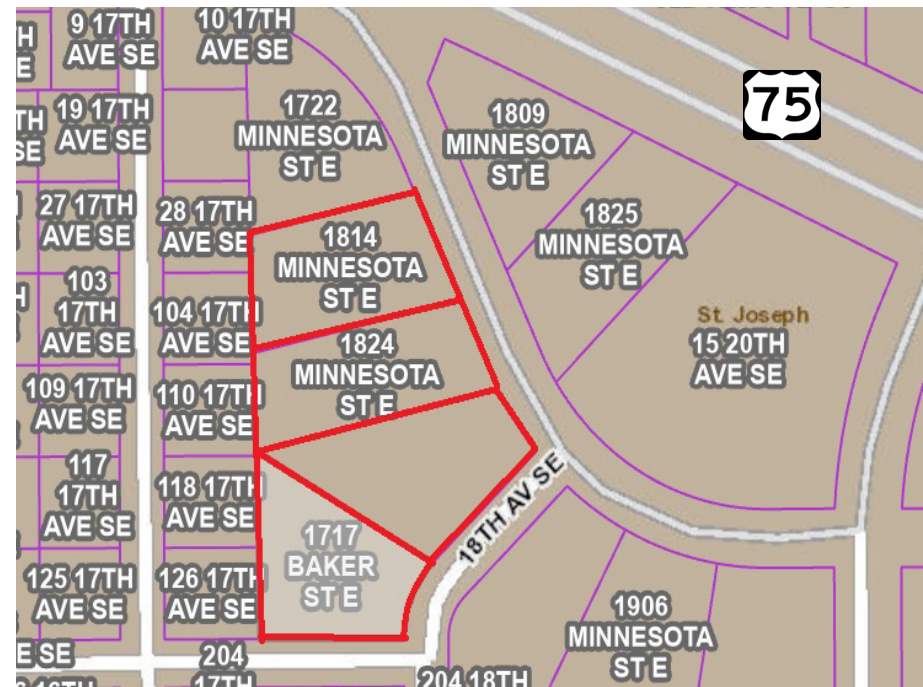
## PROPERTY LOCATION

- \* Great Location
- \* East Side of St. Joseph
- \* Near Traffic Controlled Intersection
- \* Near County Road 75
- \* Businesses in the Area:

Kwik Trip, Rodeway Inn, Neighbors Route 75 Restaurant, St. Joseph Veterinary Clinic, The Oaks on 20th Apartments, US Army Reserve Center and many more...

### TRAFFIC COUNTS - 2025

- \* Minnesota St E - 1,700 VPD
- \* Baker St E - 890 VPD



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# PROPERTY OVERVIEW

## MN St E & Baker St E, St. Joseph, MN

Sale Price  
**\$559,900.00**

Lot Size	4.26 Acres (2.10 Acres Minimum Divisible)
Stearns County PID's	84.53547.0007 2026 Taxes \$1,326.00 84.53547.0008 2026 Taxes \$1,326.00 84.53547.0009 2026 Taxes \$3,464.00 + Assessments \$2,009.14 84.53547.0010 2025 Taxes \$3,510.00 + Assessments \$2,376.96
Zoned	B-2 General Commercial
Other	<ul style="list-style-type: none"> <li>* Seller is willing to participate as an equity investor in a development of the subject site on the right project.</li> <li>* Seller would bring land into the project as his equity.</li> <li>* Seller is seeking a bulk sale of all (4) lots or a minimum of (2) contiguous lots.</li> </ul>

1814 Minnesota St E (84.53547.0007 - 45,373/sf) - \$2.80/psf or \$127,044.00  
 1824 Minnesota St E (84.53547.0008 - 46,174/sf) - \$3.15/psf or \$145,447.00  
 xxxx Minnesota St E (84.53547.0009 - 49,223/sf) - \$3.15/psf or \$155,052.00  
 1717 Baker St E (84.53547.0010 - 44,867/sf) - \$2.95/psf or \$132,357.00  
 Total (185,566/sf) - \$3.02/psf or \$559,900.00



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