

# COMMERCIAL LOTS FOR SALE

## Hwy 15 Corridor



80 14th Avenue E, Sartell, MN

### Property Information

Major price reduction. These are prime commercial lots located at a stop light intersection of Highway 15 and County Road 29 in Sartell, MN. These lots have all city services and are shovel ready. Ideal location for fast food, pharmacy, convenience store, dollar store, or other businesses requiring a high traffic, high visibility location. Seller is motivated to sell and has drastically reduced the price of these prime commercial lots in Sartell. Here is an opportunity to purchase the lots now and develop later.

#### Lots Available

**Lot 3** Block 1 Prairie Meadow Estates PIN #18.00509.00 - 64,775 SF

**Lot 5** Block 1 Prairie Meadow Estates PIN #18.00511.00 - 62,000 SF

**Lot 6** Block 1 Prairie Meadow Estates PIN #18.00512.00 - 60,350 SF

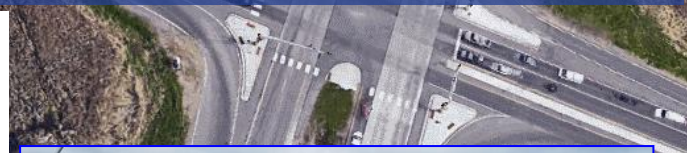
**Zoning** Commercial

**Services** All city services are available to these sites.

**Traffic Counts** 29,000 ADT on Hwy 15 | 7,800 on County Road 29

**Pricing:** Previously \$5.75/SF **Now priced at \$3.50/SF.**

**Terms:** Contract for deed terms available to qualified buyer.



CONTACT:

**Mike Schmitt**

**320.251.1177 (O) 320.291.0045 (M)**

**mike@cbcorion.com**

**CBCORION.COM**

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial  
Orion Real Estate  
630 First Street South, Waite Park, MN  
320.251.1177