



**PROPERTY INFORMATION**

- \* Sales Price **\$0.26 - \$2.00/psf**
  - \* Agricultural/Industrial - \$0.26/psf
  - \* Commercial - \$2.00/psf
- \* Full Sales Price \$2,058,750.00
- \* Lot is 131.06 Acres - Property is Divisible
- \* Stearns County
- \* PID 31.20672.0010 2026 Taxes \$406.00
- \* PID 31.20691.0017 2026 Taxes \$4,208.00
- \* PID 84.53300.0264 2026 Taxes \$2,916.00 + \$8.00
- \* PID 84.53300.0265 2026 Taxes \$24.00
- \* Zoning: Agricultural
- \* Businesses in the Area Include:  
Milk + Honey Cider, St. John's University,  
College of St. Benedict's, St. Joseph Meat Market,  
Bad Habit Brewing Company, Amcon Block,  
Central MN Credit Union, Coborn's Grocery,  
and much more...

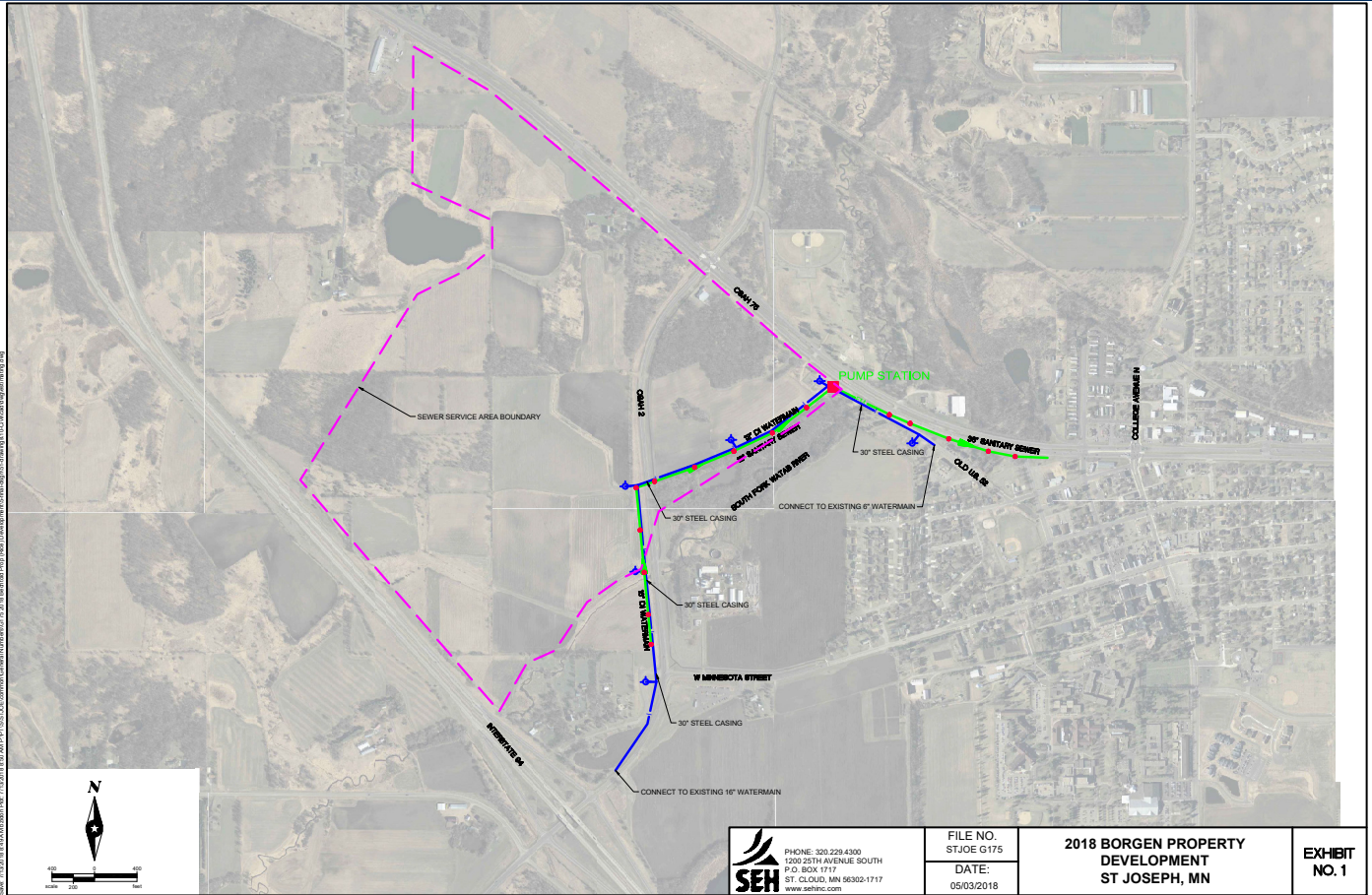


**Contact:**  
**ERIC O'BRIEN**  
**(320) 406-3910**  
**EObrien@crs-mn.com**



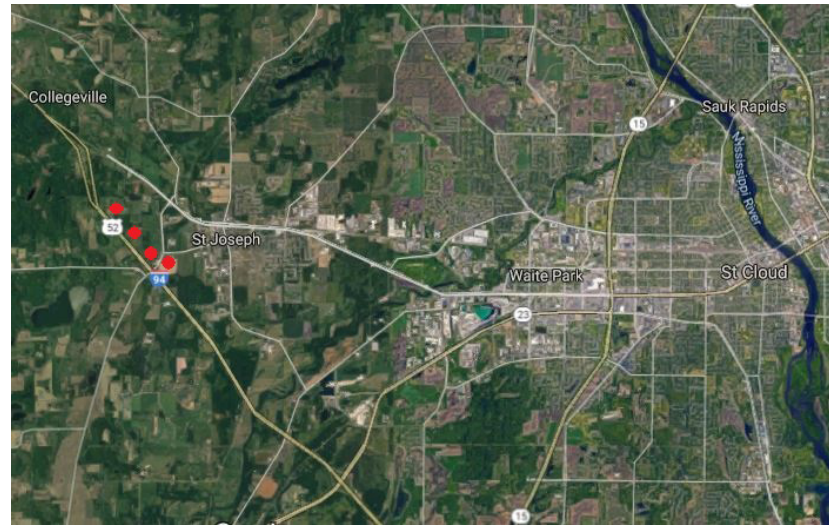
COMMERCIAL REALTY SOLUTIONS

# For Sale Commercial/Industrial Land 11126 Leaf Road, St. Joseph 56374



## LOCATION INFORMATION

- \* Located at I-94 and CR 2
- \* Great Interstate Visability & Access
- \* Prime Freeway Frontage Available
- \* Minutes from St. Cloud
- \* College Town - St. Joseph's 7,200 residents  
College of St. Benedicts &  
St. John's University = 3,400+ students



## TRAFFIC COUNTS - 2025

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

**Contact:**  
**ERIC O'BRIEN**  
**(320) 406-3910**  
**EObrien@crs-mn.com**

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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).