

FOR SALE

2201 ROOSEVELT ROAD - ST. CLOUD

SALE PRICE: \$219,000



COMMERCIALLY ZONED PROPERTY

This property is zoned C-5 Highway Commercial District with the following features:

- Located at the traffic light controlled intersection of Roosevelt Road and 22nd St South.
- .86 acres – 37,462 square feet with 100 feet of frontage on Roosevelt Road.
- Current improvements are a 1,400 square foot 60's vintage, single story home with attached garage and shed.
- Parcel number: 82.4414 9.0156.
- Real estate taxes payable 2017: \$2,406.
- Nearly all commercial uses are allowed, or are provided for as a Conditional Use in the C-5 district.



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The information contained herein has been obtained from the property owner or other sources that we deem reliable. However, neither the owner nor Granite City Real Estate LLC guarantees the accuracy of such information.