

**FOR SALE | \$400,000**



### Easy Access to Highway 15

**Land Area: Approx. 1.25 Acres**

Approximately 1.25 acres available in Sauk Rapids, MN. Join the multiple professional businesses already located near this development. Conveniently located right off Highway 15 and 1 mile from Highway 10. Located next to the new Kwik Trip convenience store and Holiday Gas Station.



3900 Roosevelt Road #125  
St. Cloud, MN 56301  
320.253.0003  
www.gcremn.com

**Steve Feneis**  
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stevef@gcremn.com



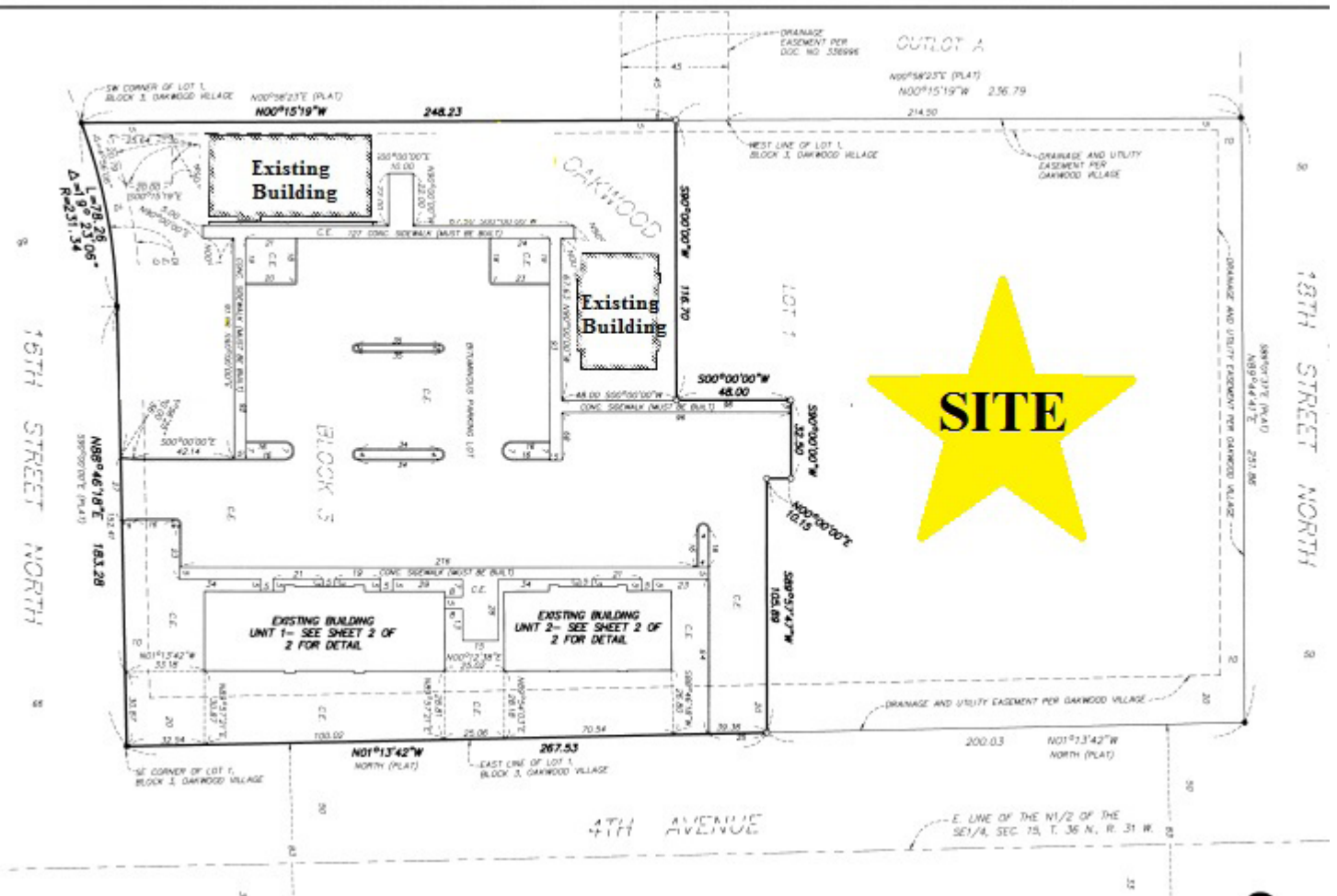
**Maria Berdan**  
320.493.1723  
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# Additional Info



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	3,845	21,649	53,717
Households:	4,356	13,414	25,581
Avg Household Income:	\$73,778	\$73,689	\$60,480



This information 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.