

DEVELOPMENT LAND FOR SALE  
3.03 ACRES, 131,987 SF

# xxx - County Road 133

St. Joseph, MN 56374



**RICE**  
REAL ESTATE  
SERVICES

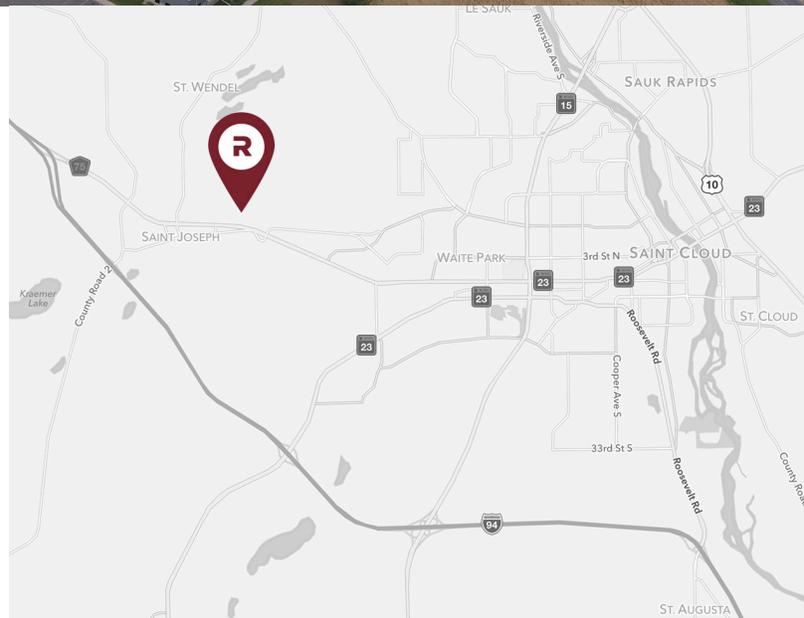


## Development Land Pad ("shovel ready")

Outstanding opportunity to own or build to suite. Located next to Coborn's Superstore in fast growing Saint Joseph, MN. Neighboring businesses include; CentraCare Clinic, Central Minnesota Credit Union and McDonalds.

CR 133 is one of the most highly traveled County Roads in Stearns County and serves as a connection between North St. Cloud, Sartell and Sauk Rapids.

This 3.03 acre parcel is slated for commercial use and can be divided. Great opportunity for a professional office user, retailer or strip center.



**SALE PRICE: \$249,000 or \$1.89 PSF**

FOR ADDITIONAL  
INFORMATION,  
PLEASE CONTACT:

**CASEY O'MALLEY**  
PRIMARY BROKER | 320.260.6815  
casey.omalley@riceproperties.com



1019 Industrial Drive South,  
Sauk Rapids, MN 56379  
320.260.6815 | RICEPROPERTIES.COM

We obtained the information above from sources we believe to be reliable. However, we claim to make a guarantee, warranty or representation about such information. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY AERIAL

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PROPERTY PLAT

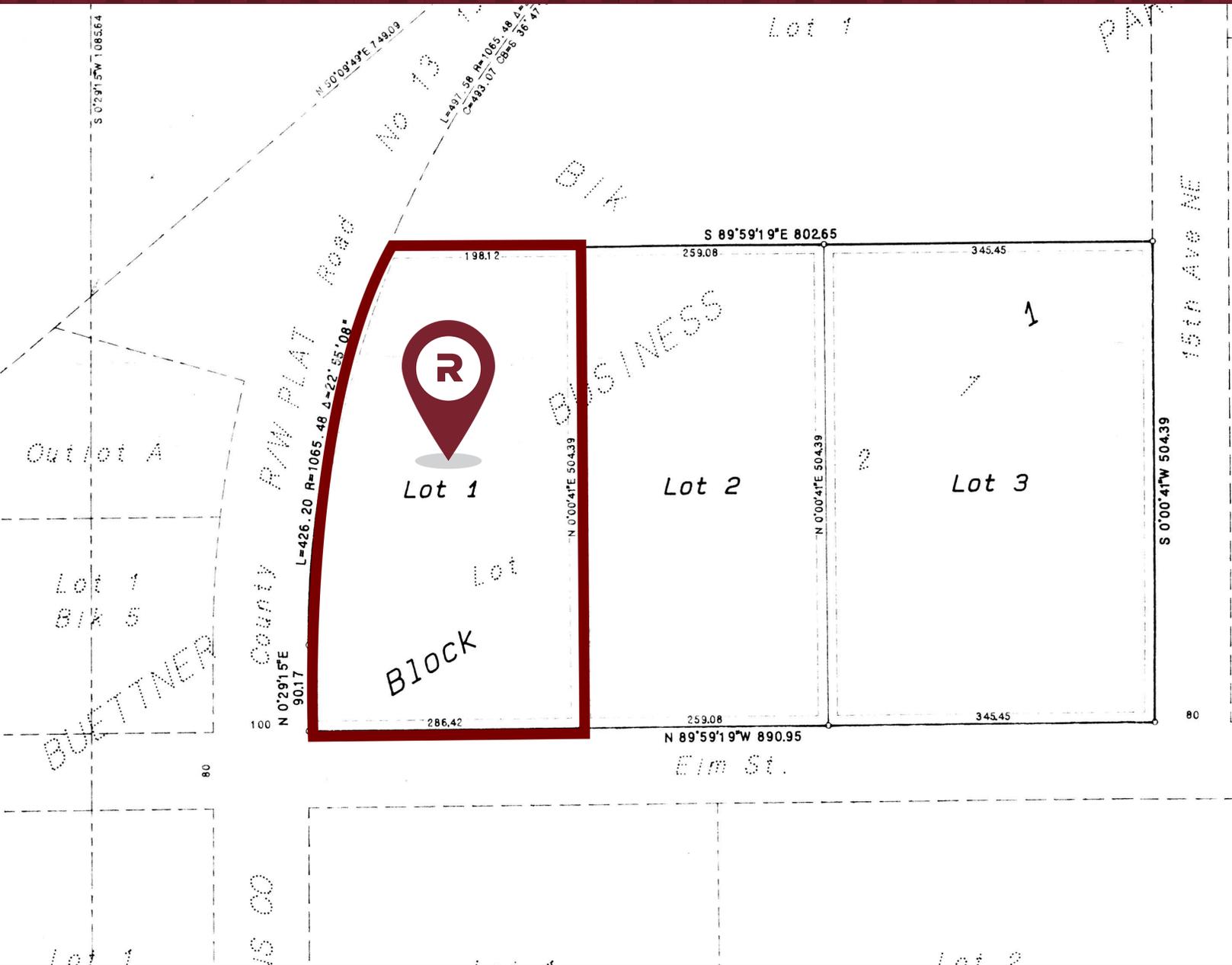
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