



## Gateway Commons in St Joseph, MN I-94 Land

11126 Leaf Rd, Saint Joseph, MN 56374

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# Gateway Commons in St Joseph, MN I-94 Land

\$2,400,000

Prime land in Stearns County on I-94 in St Joseph, MN. Site is right at realigned I-94 and Hwy 2 interchange. One of the few such locations left west of St. Cloud, MN. Between two thriving schools of St. John's University and the College of St. Benedict. Superb commercial, retail, office, industrial, medical, and/or hotel site in a growing small town community with a population of about 7,000. The town is close to the St. Cloud metropolitan area, which has the largest population of approximately 70,000 in Minnesota's Central region. Lot #1 is \$1.8 million and Lot #2 is \$600,000 dollars.



Price:	\$2,400,000
Property Type:	Land
Property Sub-type:	Commercial
Proposed Use:	Commercial
Sale Type:	Owner User
Total Lot Size:	27.27 AC
No. Lots:	2
Zoning Description:	2A IMP
APN / Parcel ID:	84.53436.0014





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