

JUST LISTED | 22 +/- ACRE LAND SITE IN GROWING COMMUNITY | SAINT JOSEPH



Just Listed – 22 +/- acre land parcel in a vibrant and growing Saint Joseph location. Site is within blocks of Neighbors Bar & Grill, Kwik Trip, US Army Reserves, several new apartment buildings, and other residential developments. Site is close proximity to County Road 75 and a short 5-mile drive to Saint Cloud.

According to most recent survey, the total site size is 964,854 square feet, with just 38,248 SF considered wetland (in the very back southeast corner according to wetland delineation). The total useable site size is just over 21 acres. Currently guided for general business zoning, however the city of Saint Joseph will consider rezoning to support residential use of apartment or townhome development (subject to city approval).

Excellent opportunity to acquire this large parcel prime for development in a vibrant community. Owner will consider subdividing the parcel, if desired.

***** Offered for Sale at \$1.00 per square foot *****

CONTACT SCOTT SCHMITT FOR FURTHER DETAILS ON THIS OFFERING! (320) 267-4576

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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