

# FOR SALE



## COMMERCIAL

## LOT

**LOCATION:** Across the street from new Tommy's Express Carwash on 2<sup>nd</sup> Avenue North in Waite Park. Just off Division Street and three blocks west of CrossRoads Shopping Center.

**PARCEL ID:** 98.61367.0000

**SIZE:** Approx. 38,351 Sq Ft

**CITY SERVICES:** All

**TRAFFIC COUNTS:** Average daily traffic on Division Street 29,690 and 5,000 on 2<sup>nd</sup> Avenue North.

**REAL ESTATE TAXES:** \$11,060 (2022)

**ASKING PRICE:** \$380,000

**COMMENTS:** This property has easy access to Division Street at the stoplight intersection. Across the street from the new Tommy's Express Carwash. Excellent location for auto service center, parts store, or many other commercial uses.

**CALL MIKE SCHMITT TODAY FOR COMPLETE DETAILS  
(320) 251-1177 or (320) 291-0045**

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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