

FOR SALE

# COMMERCIAL LAND

224 & 220 2nd Ave N | SAUK RAPIDS, MN 56379





## FOR SALE | PRICE NEGOTIABLE | .48 ACRES

224 & 220 2nd Ave. N | Sauk Rapids, MN 56379

### PROPERTY SUMMARY

Vacant commercial lot located two blocks off of Sauk Rapids most heavily traveled corridors, and one of Central Minnesota's fastest-growing communities. With easy access, and flexible development opportunities, this property offers a rare chance to build your vision in a thriving business corridor.

### Prime Commercial Land For Sale Possible Government Incentives Available!

#### PROPERTY FEATURES

**Property Type:** Vacant Commercial Land

**Price:** Negotiable

**Lot Size:** +/- .48 acres

**Zoning:** Commercial

**Utilities:** Water, sewer, electricity, and gas available at the street

**Access:** Convenient access to major routes including Hwy 10 and Hwy 15

**Nearby Amenities:** Minutes from downtown Sauk Rapids, schools, residential neighborhoods, and retail centers.

### CONTACT

#### TODD SCHULTZ

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[tschultz@ci.sauk-rapids.mn.us](mailto:tschultz@ci.sauk-rapids.mn.us)

#### BEN COPPERTHITE

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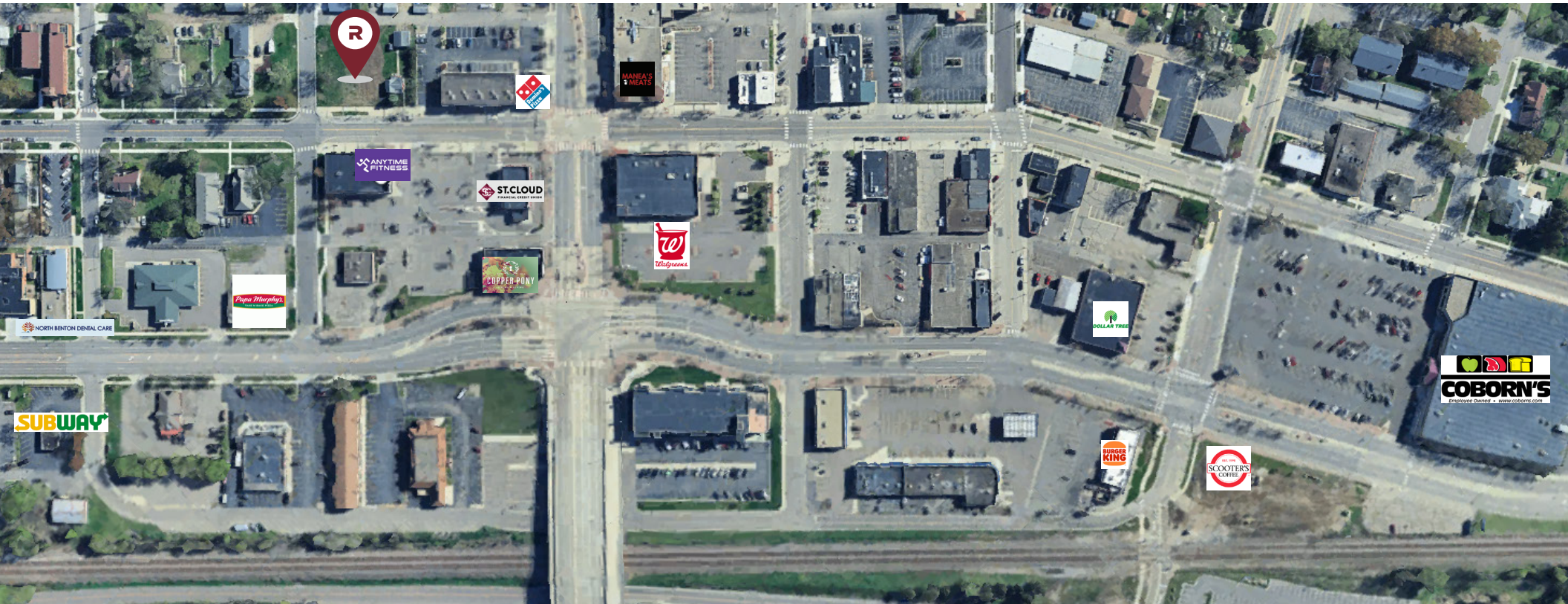


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## PROPERTY LOCATION

This lot would work well for **retail, office, medical, or restaurant**. Its location near established businesses and residential growth ensures strong visibility and steady foot traffic. Whether you're an investor, developer, or business owner ready to expand, this is a prime opportunity to secure a strategic piece of real estate in a growing market.



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