

FOR SALE



COMMERCIAL LAND

520 North Benton Drive | SAUK RAPIDS, MN 56379





FOR SALE | PRICE NEGOTIABLE | .32 ACRES

520 North Benton Drive | Sauk Rapids, MN 56379

PROPERTY SUMMARY

Vacant commercial lot located along one of Sauk Rapids most heavily traveled corridors, and one of Central Minnesota's fastest-growing communities. With high visibility, 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: +/- .32 acres

Zoning: Commercial

Vehicles Per Day (VPD): 8,459 -14,441 (2024 MNDOT Traffic Counts)

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

320.258.5313

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BEN COPPERTHITE

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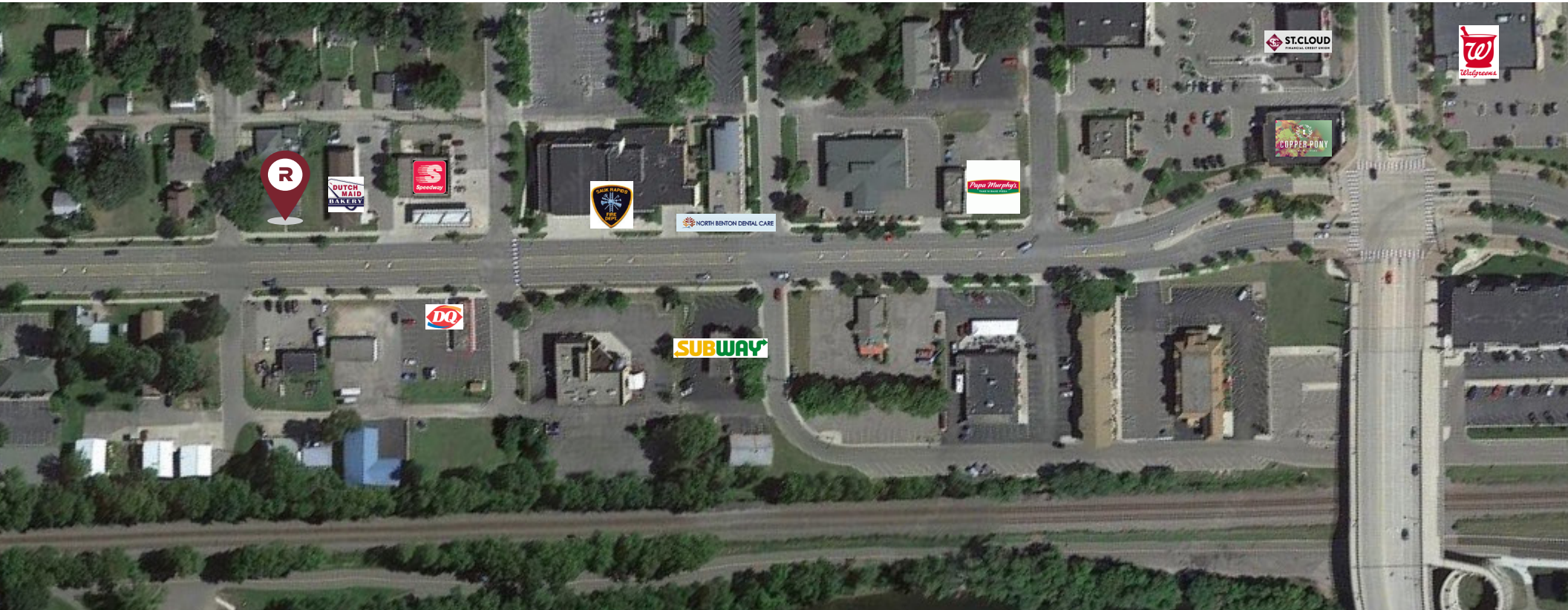


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PROPERTY LOCATION

This lot is ideal for **retail, office, medical, restaurant, or mixed-use development**. 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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