



For Sale
Commercial/Industrial
Property



SAUK RAPIDS

Commercial/Industrial Property

Sales Price: \$825,000.00

Building Size: 16,000/sf Acres: 3.35

2765 Quail Rd NE, Sauk Rapids, MN 56379

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PROPERTY LOCATION

- * South Side of Minnesota Hwy 23
- * Approximately 2 Miles East of Highway 10 Interchange
- * 6 Miles East of St Cloud
- * Convenient Access via 25th Ave NE & 31st Ave NE (1/2 Mile)
- * Businesses in Area Include:
 Arnold's of St. Cloud, Inc., Mimbach Fleet Supply,
 Thermo-Tech Windows, Nuss Truck & Equipment,
 Northside Welding & Steel Supply, St. Cloud Harley-Davidson,
 Tony's Lifetime Exteriors, Rapid Marine of St. Cloud,
 Alliance Building Corporation, Wiman Corporation and more.

TRAFFIC COUNTS - 2025

- * Hwy 23 - 12,171 VPD
- * Quail Road - 1,046 VPD



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PROPERTY OVERVIEW

2765 Quail Road NE, Sauk Rapids MN

Sales Price
\$825,000.00
Negotiable

Building Size	16,000/sf Total 4,800/sf Office 11,200/sf Warehouse
Acres	3.35
County	Benton
PID	09.00518.00
2026 Taxes	\$13,836.00
Zoning	Industrial / Manufacturing Commercial Preference
Built	1974

PROPERTY OVERVIEW

- * Approximately 3.40-Acre Industrial Site.
- * Approximately 460 feet of frontage along Minnesota Highway 23.
- * Historically utilized for industrial, manufacturing, and contractor operations.
- * 3.40-Acre site with outdoor storage and expansion potential (subject to applicable zoning and governmental approvals).
- * Convenient Access to Highway 23, Highway 10, and Interstate 94.
- * Property is currently occupied by the vendee under a Contract for Deed.
- * Building layout, finishes, mechanical systems, and overall condition require independent verification at due diligence.
- * Seller will consider:
 - * Acquisition of Seller's interest under the existing Contract for Deed
 - * Acquisition following Contract for Deed cancellation

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