

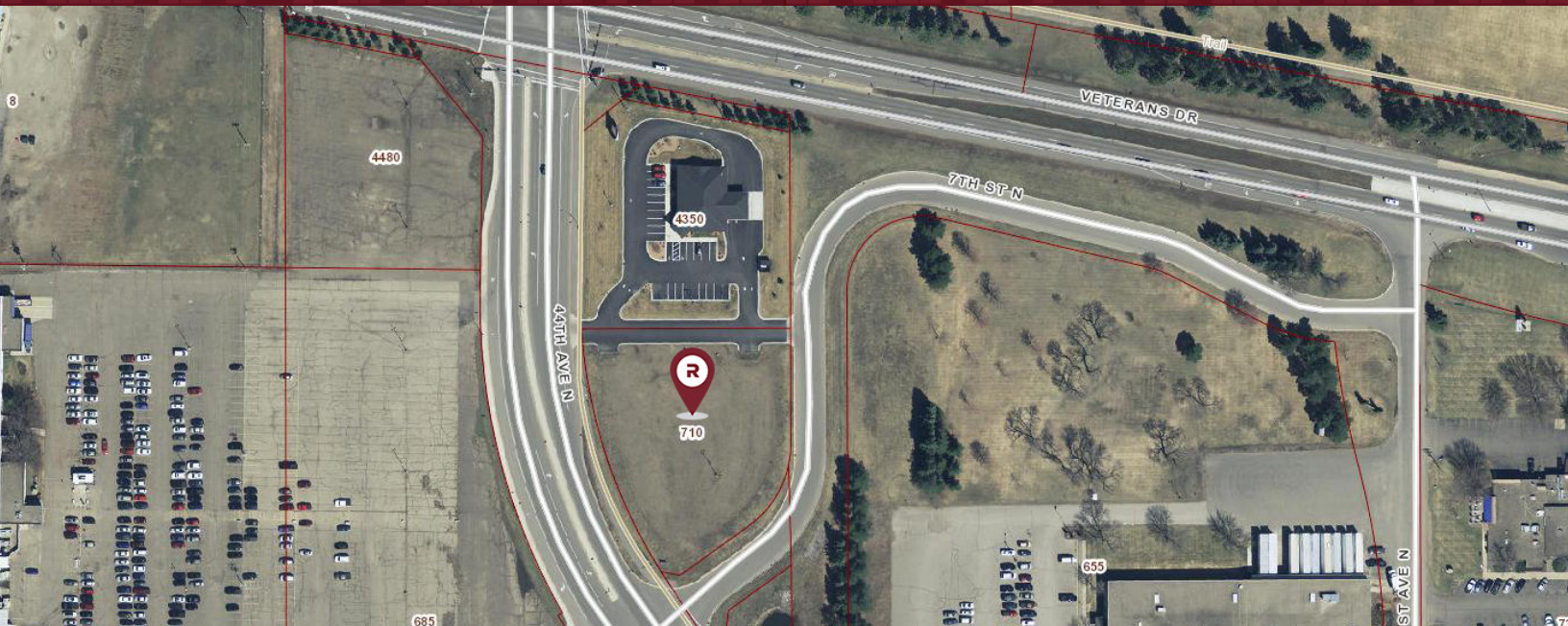
LAND FOR SALE

# Veterans Drive Site

710 - 44th Ave North  
St. Cloud, MN



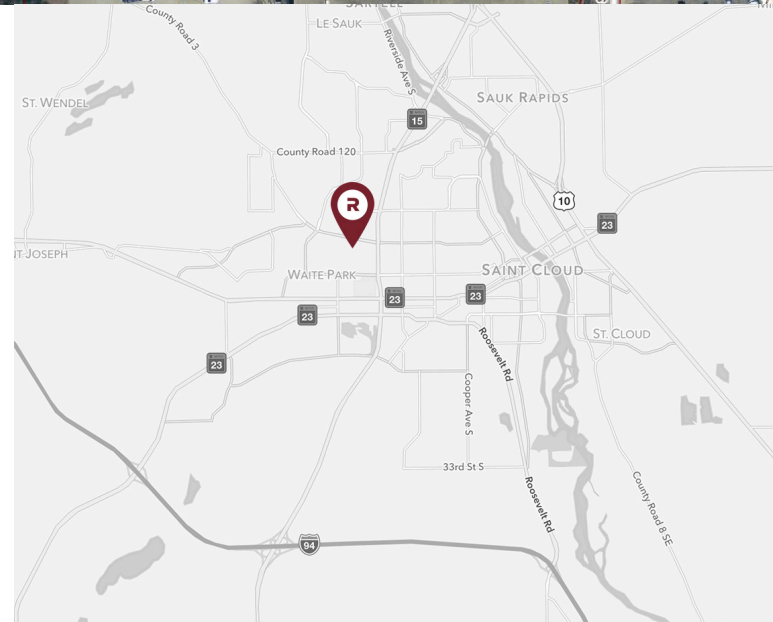
**RICE**  
REAL ESTATE  
SERVICES



## 1.23 Acres or 53,578 SF

Pad site available for purchase or build to suit. Located off Veterans Drive near Sentry Bank in St. Cloud. 44th Avenue North, off Veterans Drive, is a major artery which connects consumers and commuters to retailers and commerce in the St. Cloud and Waite Park area.

Current zoning is 3-A Commercial/Industrial/Public Utility. Building to lot ratio is 25% which can accommodate a 13,000+/- sf building. This site is ideal for professional office, retail and specialty users.



**SALE PRICE: \$425,000 or \$8.00/ PSF**

FOR ADDITIONAL  
INFORMATION,  
PLEASE CONTACT:

CASEY O'MALLEY  
PRIMARY BROKER | 320.260.6815  
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PROPERTY PHOTOS

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