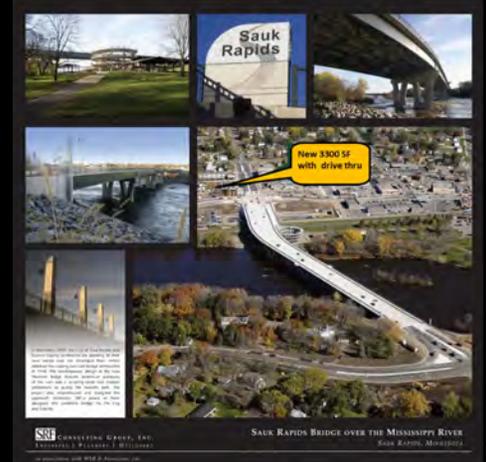


2nd Street and 2nd Avenue Sauk Rapids, MN

For Lease



Lease Rate \$14.00 PSF NNN

Approximate 3300 SF with drive thru

Ready for your interior build out

Newly Constructed 3300 SF Building is Available for Lease!

This corner parcel is one of the only remain parcels with a drive through in the downtown area! This newly completed 3300 SF building is ready for your interior build out plans. This shell is unfinished on the interior so any floor plan can be accommodated to fit your business layout.

The property with its incredible visibility from every angle also has easy accessibility from every street surrounding the entire block with 5 shared entrances.

This site is located directly at the base of the new Sauk Rapids bridge. It has tremendous visibility from the top of the bridge for those traveling into Sauk Rapids as well as those traveling along Benton Drive, and 2nd Street recently expanded and refinished all the way to Highway 10!

This commercial center is one of the major prime developments in the downtown revitalization plan with close to 25,000 SF tenant space for lease. Your business can be part of this community as it continues to grow and expand. You can see Sauk Rapids vision for their downtown area with the brand new buildings each with a design feature that complements and resembles a friendly hometown.

Call for additional details and information.

For more information contact:

Sheila DeVine
320.492.3230

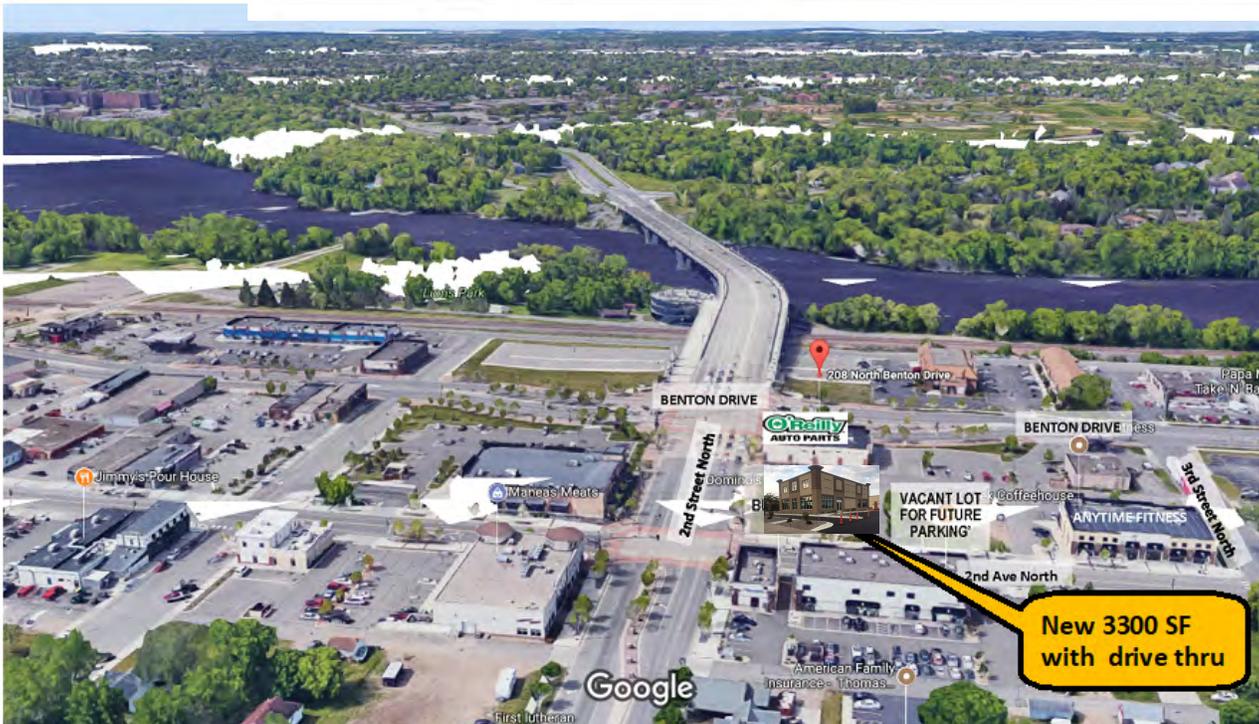
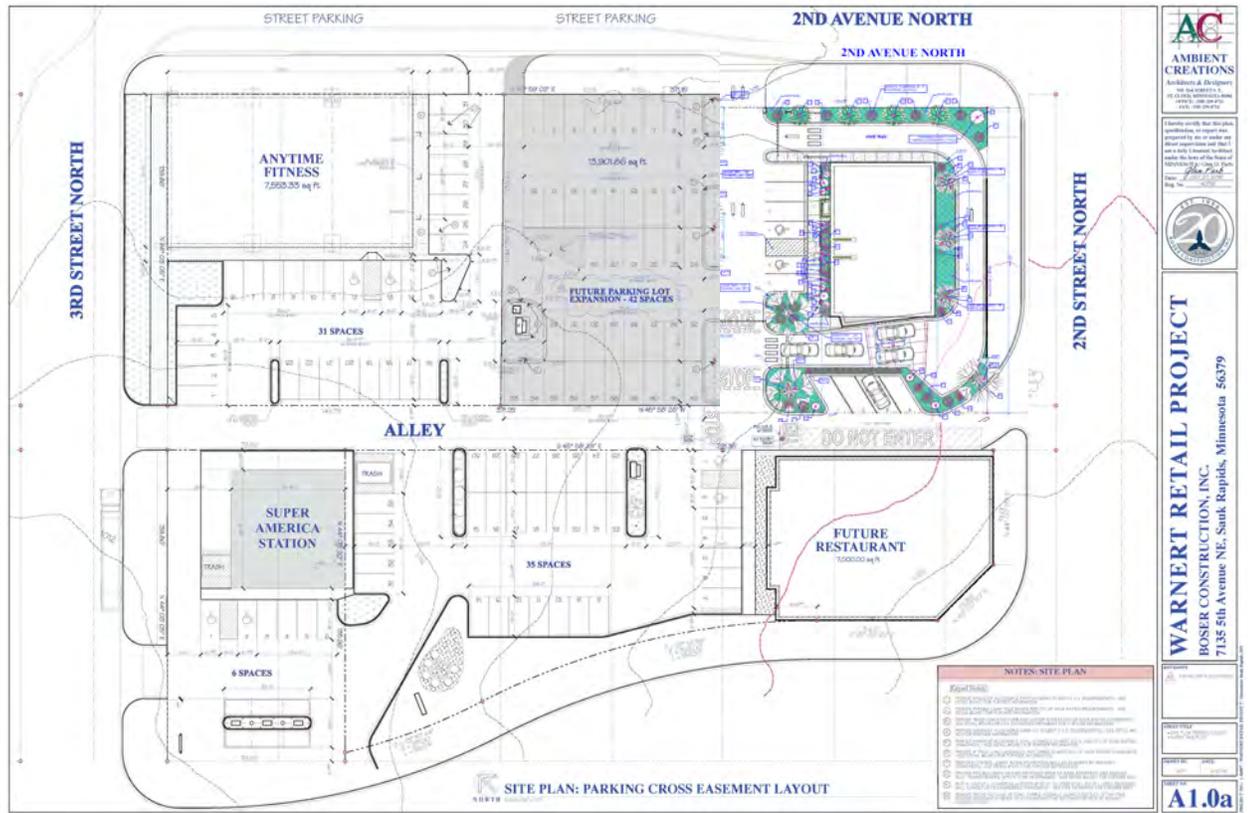
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Downtown Sauk Rapids Aerial Site Plan of Development



For more information contact:

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