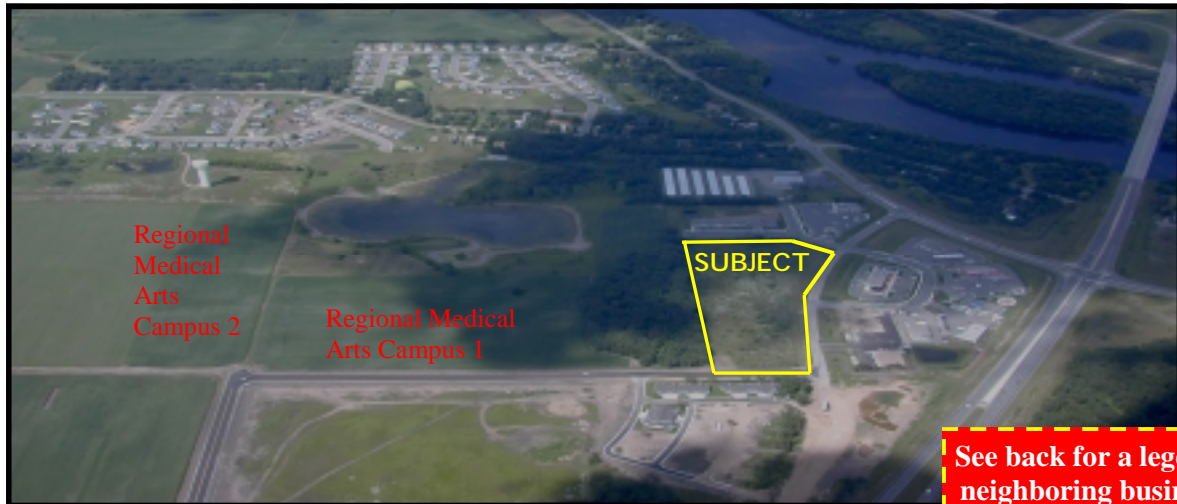


# FOR SALE

Commercial Lot  
Le Sauk Drive, Sartell, MN



◆ 8.92 Acres available

◆ Located in the heart of three major Sartell commercial developments: Regional Medical Arts Campus, the Silver Oaks Senior Community project, and the existing development consisting of the "neighboring businesses" listed on the back side of this page.

◆ Visible from Highway 15!

***Price: \$7.00 per SF***

***\*Buyer to assume any special assessments***



**EPIC PROPERTIES**

**Steve Feneis**

**Office: (320) 202-8000**

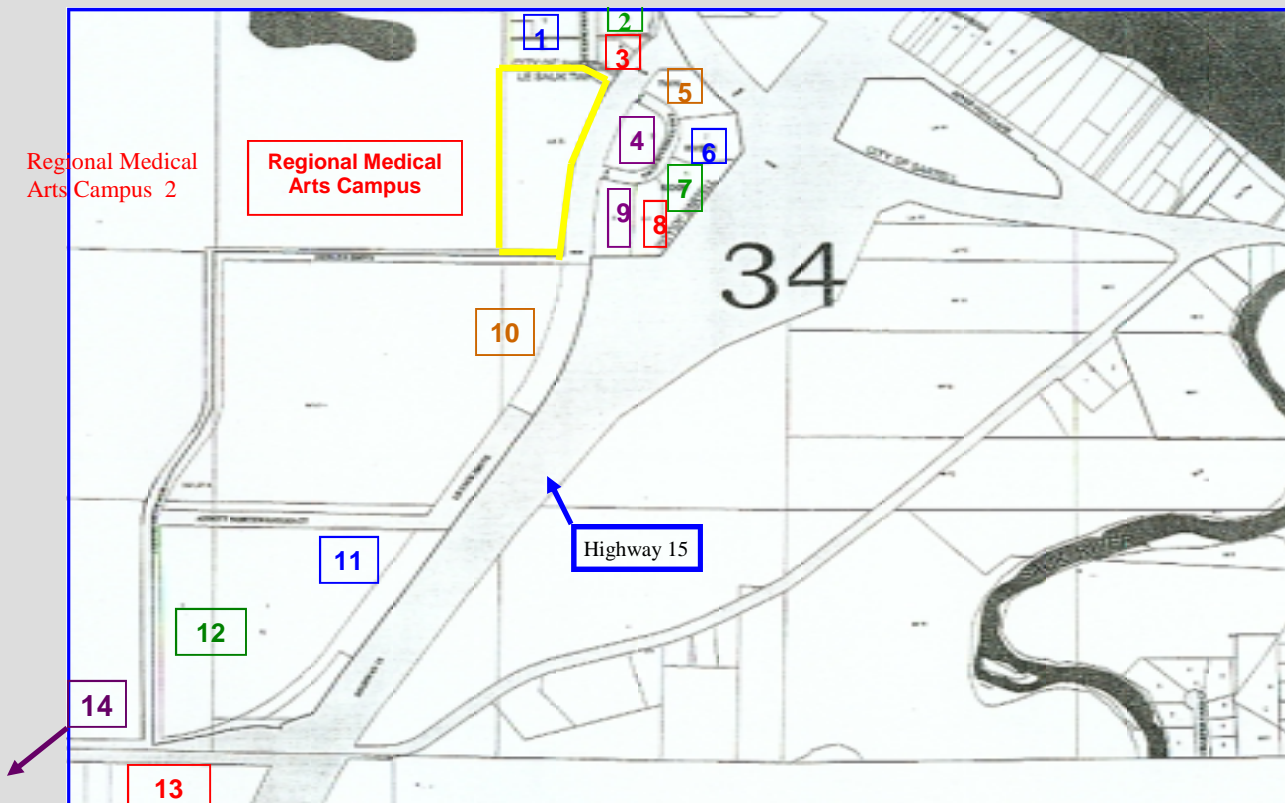
1011 2nd St. N, Suite 109

**Fax: (320) 202-9000**

PO Box 1802; St. Cloud, MN 56302

The above information has been obtained from the property owner or other sources that we deem reliable. However, neither the owner, nor Epic Properties guarantees the accuracy of such information.

# FOR SALE



## Legend of Neighboring Businesses

- |                          |                             |
|--------------------------|-----------------------------|
| 1. AmericInn             | 8. Goodyear                 |
| 2. G. Allen's Restaurant | 9. Skin Care Doctors LLC    |
| 3. Subway                | 10. Silver Crest Property   |
| 4. Bank Vista            | 11. Alina Health Systems    |
| 5. Conoco                | 12. St. Cloud Medical Group |
| 6. McDonalds             | 13. Hennen's Furniture      |
| 7. New Horizon Day Care  | 14. CentraCare Hopsital     |



**EPIC Properties**  
**Steve Feneis** Office: (320) 202-8000 Fax: (320) 202-9000

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