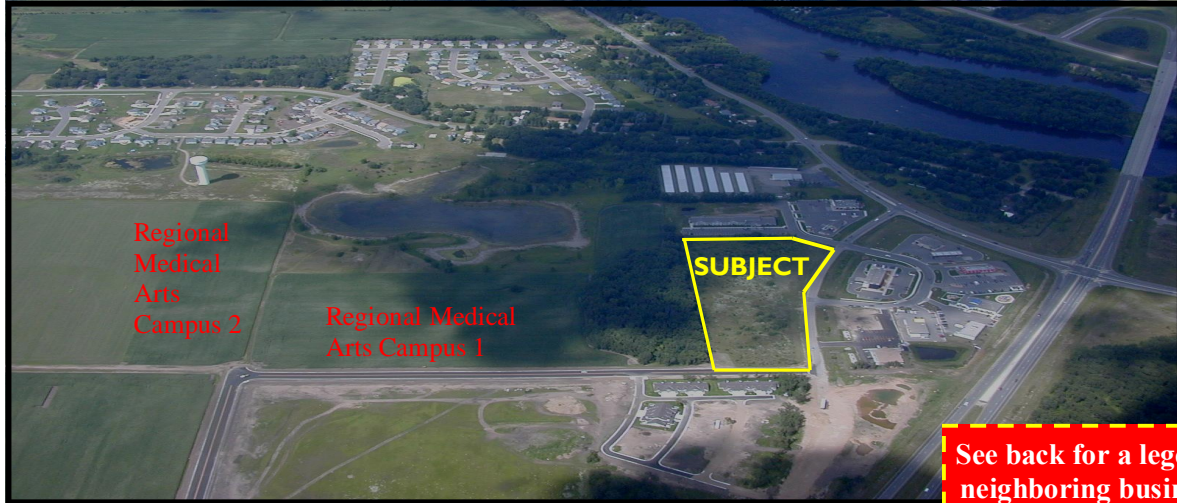


FOR SALE

Commercial Lot
Le Sauk Drive, Sartell, MN



8.92 Acres available

Located in the heart of three major Sartell commercial developments, near the St. Cloud area's newest and fastest growing Medical/Office developments.

*Across Highway 15 from the New Super Wal-Mart and New Sam's Club
Visible from Highway 15!*

Price: Reduced to \$4.50 per SF
****Buyer to assume any special assessments***



EPIC PROPERTIES

Steve Feneis

Office: (320) 202-8000

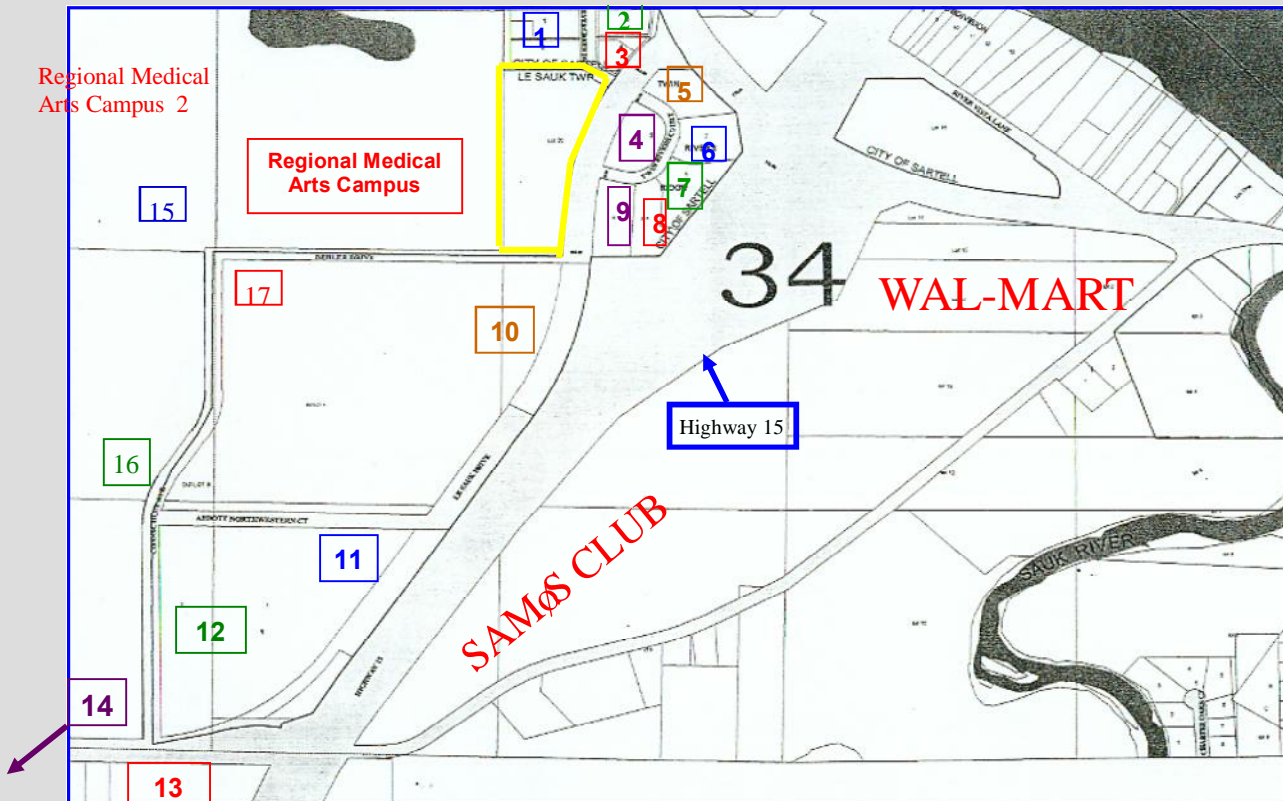
1011 2nd St. N, Suite 109

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 | 11. Alina Health Building |
| 2. G. Allen's Restaurant | 12. St. Cloud Medical Group |
| 3. Subway | 13. Hennen's Furniture |
| 4. Bank Vista | 14. Centra Care Clinic |
| 5. Conoco | 15. St. Cloud Orthopedics |
| 6. McDonalds | 16. Health Partners |
| 7. New Horizon Day Care | 17. Vein Center |
| 8. Goodyear | SAM'S CLUB |
| 9. Skin Care Doctors, LLC | WAL-MART |
| 10. Silver Crest Properties | |



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