Property Details

CONTROL:	Exclusive	VALUE:	$1,319,998
		LOAN:	$0
		EQUITY:	$1,319,998

TITLE:	100 Sartell St. W, Sartell, MN
TYPE:	Land
HAVE:	City owned 25.90 acres zoned Heavy Industrial, guided for Office Warehouse/Industrial. Mississippi River waterfront redevelopment opportunity.
WEBSITE URL:	www.iagcommercial.com
ADDRESS:	100 Sartell St. West, Sartell, Minnesota
BENEFITS TO NEW OWNER:	25.90 acres redevelopment site on Mississippi River. Bring your ideas and proposal. Clean slate opportunity, strong City partnership.

GROSS SCHEDULED INCOME:	$0 Actual
VACANCY LOSS:	$0
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$0
NOI:	$0
DEBT SERVICE:	$0
CASH FLOW:	$0
CAP RATE:	0.00%

BENEFITS SOUGHT:	City looking for job creation, mixed-use, destination, walkable waterfront, dining, entertainment, recreation, connected to trail system.
MOTIVATION:	Former Verso Paper Mill that burned down 2012. City wants a new vibrant industry or destination along waterfront.
CAN ADD:	Strong Economic Development partner, City support, Proactive municipal leadership. Community support.
REMARKS:	The right developer/investor with the right vision and means can make this a community asset destination along the Mississippi River and trail connections. Bring us your ideas and vision. Prime location in vibrant growing community.

OWNER:

COUNSELOR:	Brian Beeman 12600 Whitewater Drive, Suite 100 Minnetonka, Minnesota, 55343	Phone: 3208088164 Cell: 320-333-8782 Email: support@bizfund10x.com