

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