



COMMERCIAL®

PRIME LAND OPPORTUNITY

\$995,000

PROPERTY HIGHLIGHTS:

Exceptional opportunity to acquire approximately 13.69 acres of commercial development land in the City of Isanti (Parcel ID 16.020.0702). Zoned B-2 General Business District, this highly visible property features approximately 791 feet of Highway 65 frontage, offering outstanding exposure and convenient access. Ideal for retail, restaurants, hospitality, medical and professional offices, service businesses, self-storage, mixed-use, and other approved commercial uses. Located within the growing Cambridge-Isanti trade area and the Highway 65 Corridor Overlay District, the site offers excellent potential for immediate or phased development. Municipal water and sanitary sewer are available in the adjacent public right-of-way. Buyer to verify utility availability, zoning, permitted uses, access, development requirements, and all governmental approvals with the City of Isanti.



**TBD CAJIMA STREET NE, ISANTI
(Hwy 65 & Cajima)**

CENTURY 21 COMMERCIAL®
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