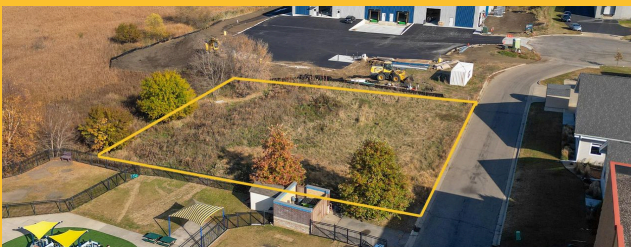
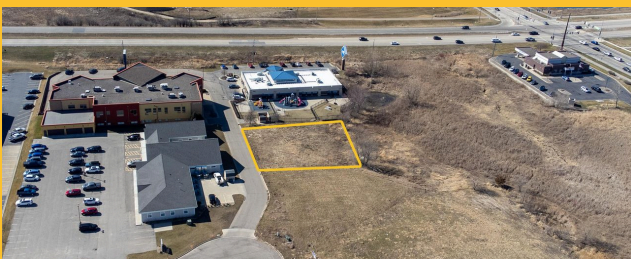




Commercial Development Land Opportunity

XXX 40th Ave NW, Rochester, MN, 55901



- **Asking Price** \$220,089
- **Property Tax** \$1530 (2023)
- **Lot Size** 0.43 Acres
- **Zoning**
Commercial/Industrial

- Rare Small Lot Opportunity
- Prime Commercial Corridor Location
- Flexible Zoning
- Great Accessibility
- High Traffic Counts (ADT: 19,623)
- Excellent Visibility

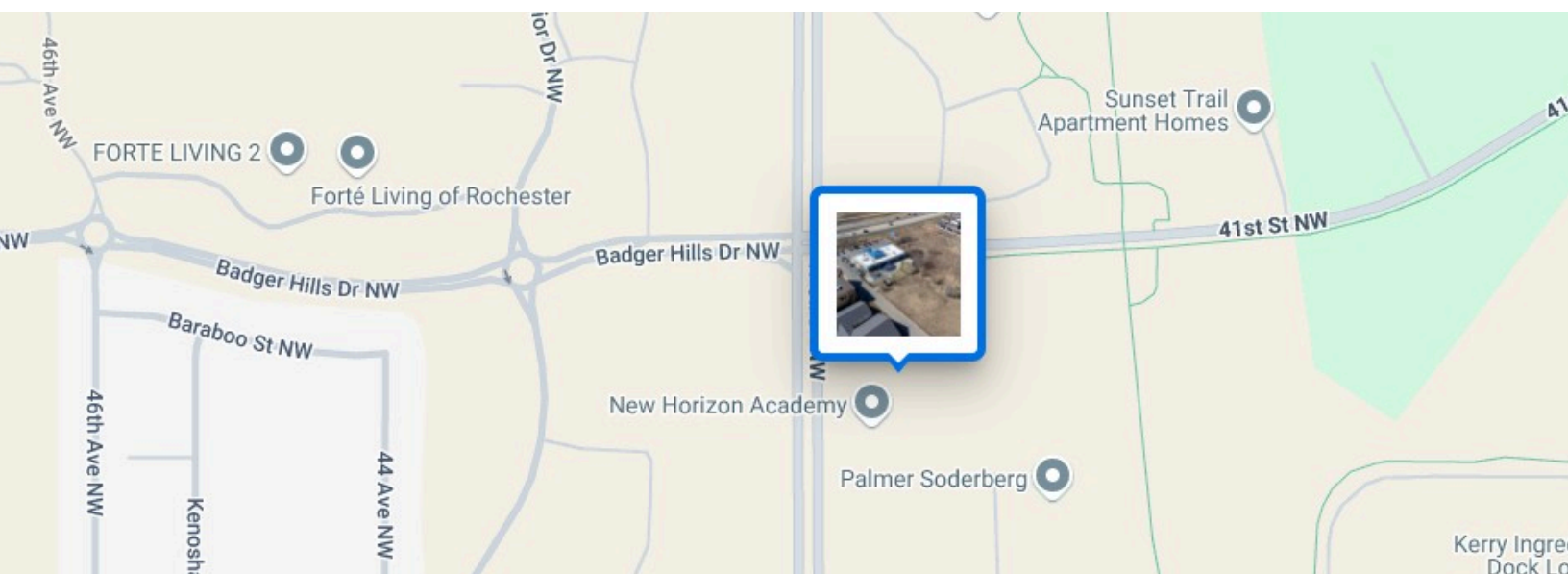
Commercial Development Land Opportunity

XXX 40th Ave NW Rochester, MN, 55901



A rare opportunity to purchase a 0.43-acre commercial/industrial lot in one of Rochester's fastest-growing commercial corridors. Located just off West Circle Drive and 41st Street NW, this site offers excellent visibility, strong traffic counts, and quick access to major routes. Preliminary site planning has already been completed, helping to streamline future development. With very few small commercial lots left in this high-demand area, this property is ideal for an owner-user, investor, or small business looking to build in a premier location. Don't miss the chance to secure a hard-to-find small lot in one of Rochester's hottest growth areas.

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Property Tax	\$1530 (2023)
Lot Size	0.43 Acres
Zoning	Commercial/ Industrial



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