

**FOR SALE**

**23.37 AC**

**39.87 AC**



## Land for Sale in NowThen

**XXX SAINT FRANCIS BLVD NW  
NOWTHEN, MN**

### Available Parcels:

West Parcel- Zoned I-1 Industrial Zoning  
Anoka County PID: 24-33-25-12-0009  
Site Size: 23.37 Acres  
Asking Price: \$1,195,000

East Parcel- Zoned RRA- Rural Residential Agriculture  
Anoka County PID: 24-33-25-11-0001  
Site Size: 39.87 Acres  
Asking Price: \$595,000

### Property Highlights:

- Development opportunity in NowThen, Minnesota
- Great access and visibility to Hwy 47
- Industrial Zoning and Rural Agricultural Zoning permits a variety of different uses
- Parcels can be sold together or separately

*For information, please contact:*

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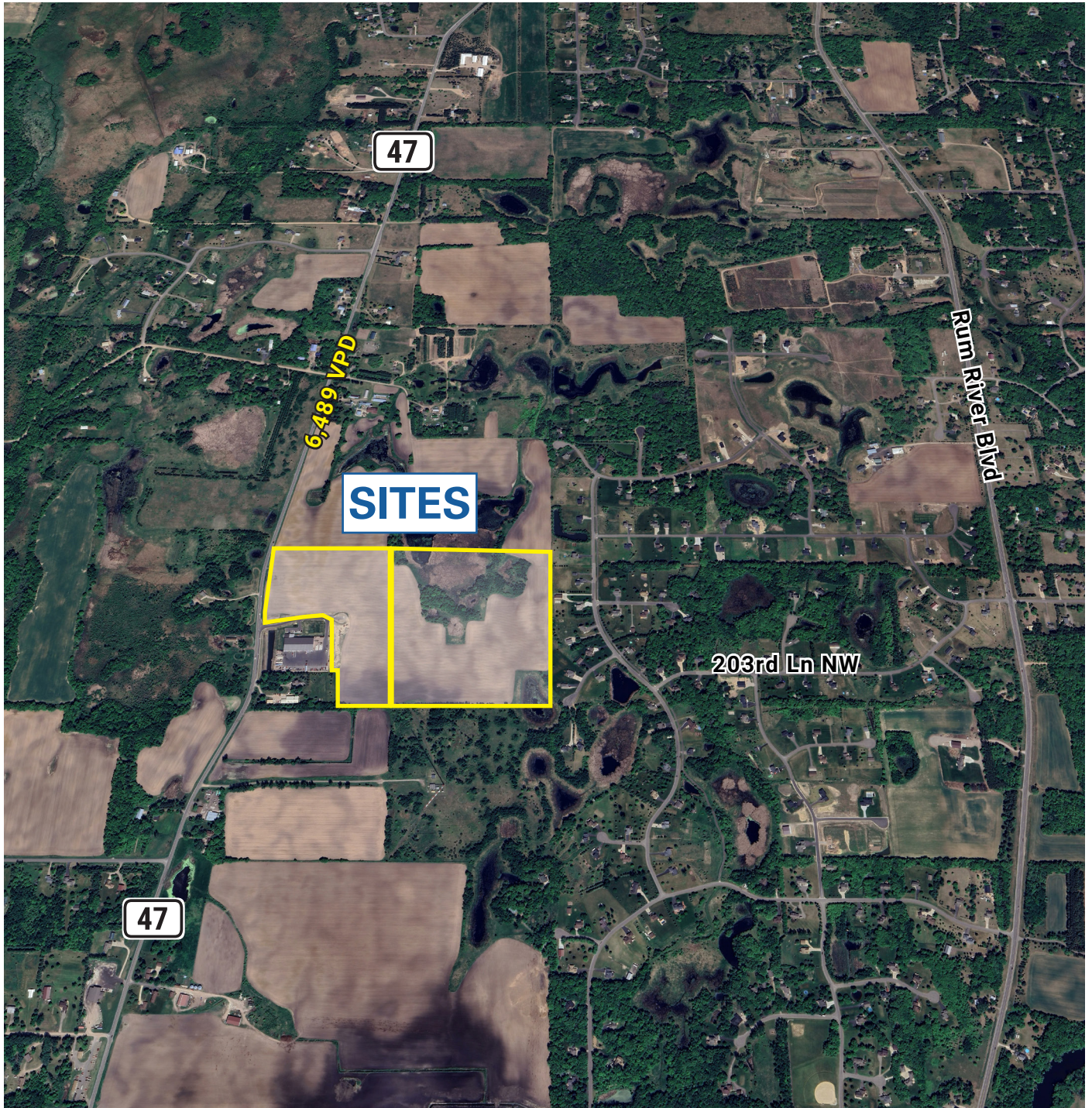
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**NEWMARK**

## AERIAL MAP



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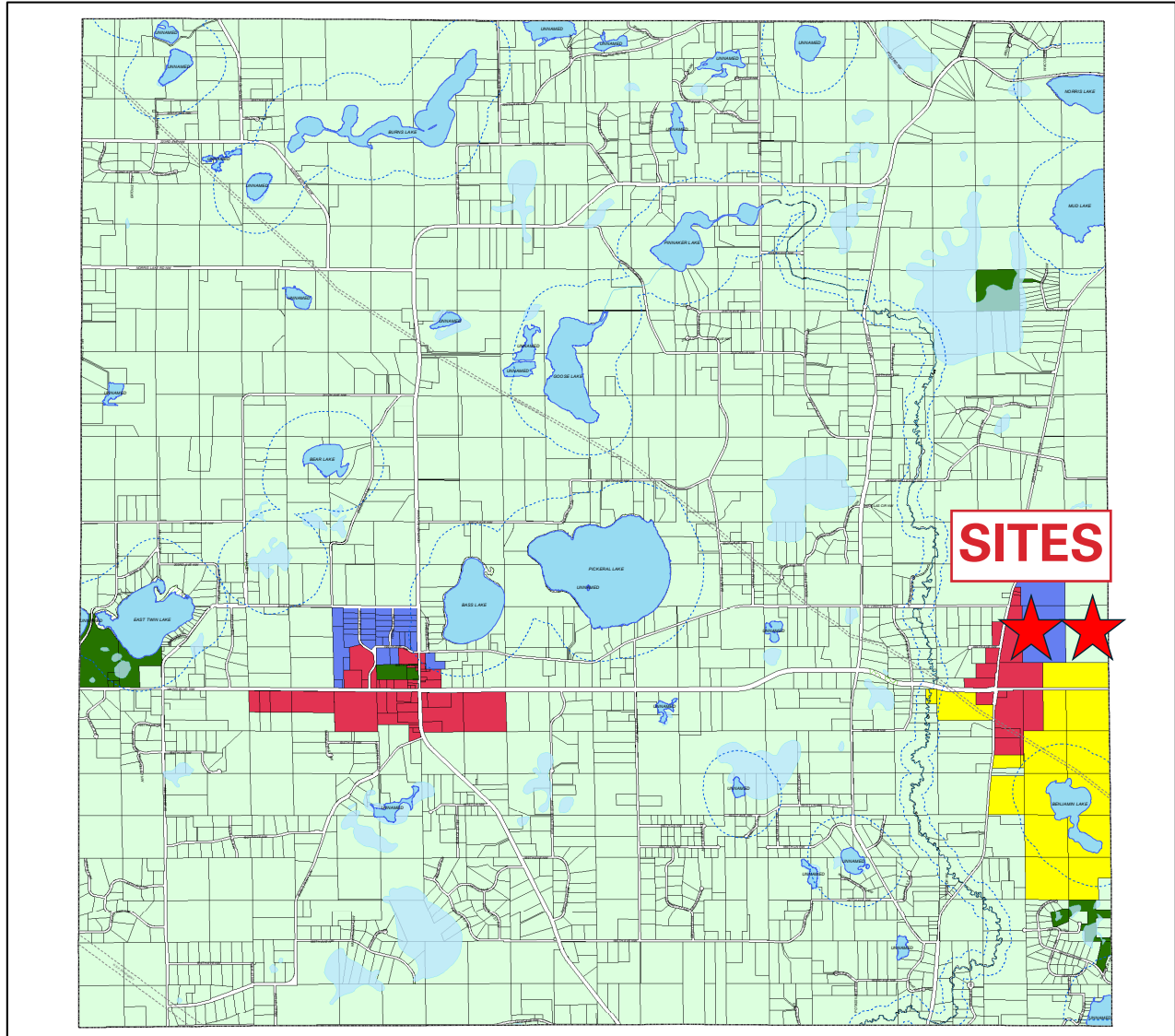
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


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## ZONING MAP



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-  C-1 - Commercial District (365 acres / 1.72%)
-  I-1 - Industrial District (225 acres / 1.06%)
-  CON - Conservancy District (156 acres / 0.74%)
-  RRA - Rural Residential Agriculture (19,897 acres / 94.20%)
-  RRT - Rural Residential Transition (478 acres / 2.26%)
-  Shoreland Overlay District

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