



For Sale

HAMPTON, MN SELF STORAGE & C-STORE

23450 Emery Ave., Hampton, MN 55031

SAM CARTER

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OBSIDIAN
GROUP



Property Profile

Located immediately off Highway 52, this versatile retail property & self storage facility offers unmatched visibility and flexibility with a high traffic count of approximately 27,468 vehicles per day. Currently operating as a convenience store with fuel pumps, the site presents a premier investment or owner-user opportunity in the heart of Hampton.

Address

23450 Emery Ave,
Hampton, MN 55031

Availability:

Few Self Storage Vacancies

Sale Price

NEGOTIABLE

Zoning

Retail Zoning

Deal Type

Owner-user / Investor

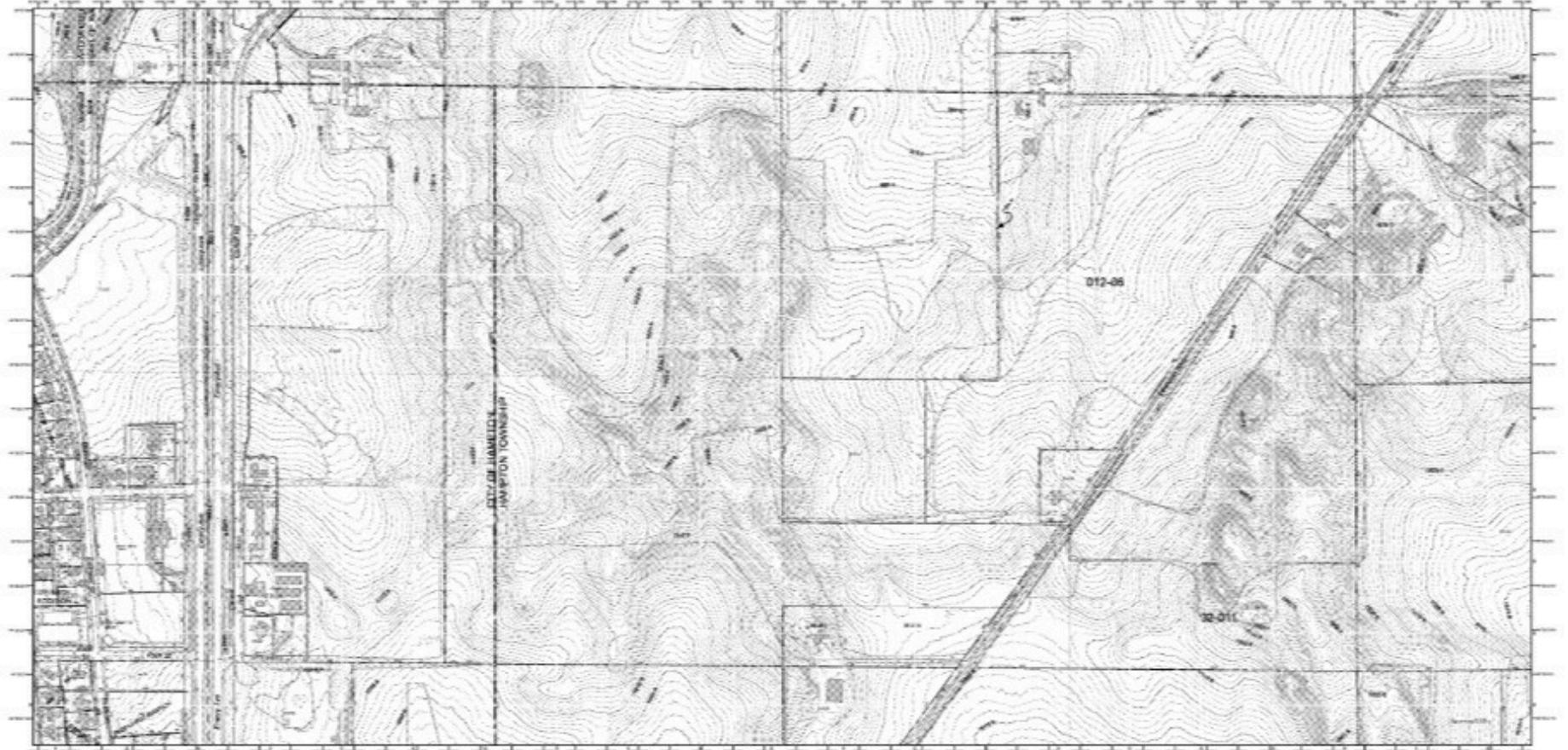


Property Photos



PLAT MAP

N1/2 Section 9, T.113N., R.18W. Hampton Township

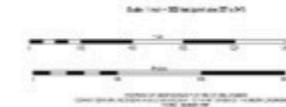


DAKOTA COUNTY, MINNESOTA

Half-Section Map

Map Print Date: April 15, 2024

Date of Air Photo: Spring 2023
Date of Contours: November 2011
Date of Parcels: 10/10/2023
Date of Planimetry: 5/14/2023



Dakota County, 2024

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data located in various city, county, and state offices and other sources, affecting the area shown, and is to be used for reference purposes only. Dakota County is not responsible for any inaccuracies herein contained.



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