

## **PROPERTY INFORMATION**

- \* Price: **Negotiable**
- \* Zoning: B-3 General Business District
- \* Located South of Otsego and North of Rogers on the West side of Highway 101
- \* Just minutes North of I-94
- \* Businesses in the Area Include:  
Cowboy Jack's, Target, 101 Market, Stone Cold Creamery, Pour Wine & Spirits, Holiday Inn, Denny's, and much more . . . .



**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@crs-mn.com**

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com





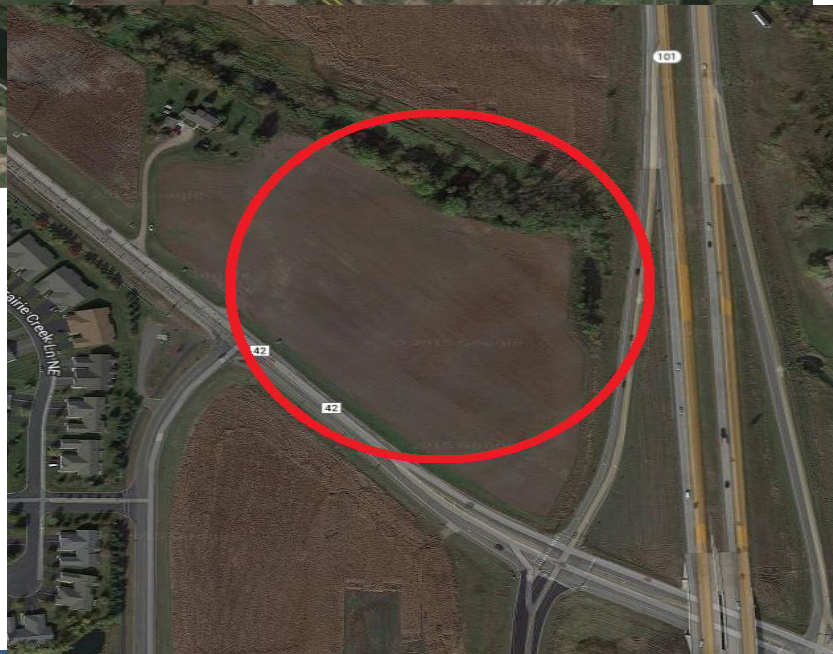
COMMERCIAL REALTY SOLUTIONS

# For Sale/Lease Land Lease or Build-To-Suit River Road NE, Otsego 55330



## PROPERTY INFORMATION

- \* Located on the Northwest Corner of Highway 101 and River Road
- \* Minutes from Otsego, Elk River and Rogers!



## TRAFFIC COUNTS - 2022

- \* Highway 101 - 43,500 VPD
- \* River Road - 5,100 VPD

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## PORT SHIRE COMMERCIAL DEVELOPMENT

OTSEGO, MINNESOTA

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