

PRIME 4-ACRE COMMERCIAL CORNER

1400 Highway 23, Ogilvie, MN 56358

CENTURY 21
COMMERCIAL.

Moline Realty, Inc

Carrie Gibbs, Broker/Owner, Commercial Specialist

CENTURY 21 Moline Realty, Inc

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CORNER**

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PROPERTY INFORMATION

PURCHASE PRICE

\$465,000.00

PROPERTY ADDRESS

**1400 Highway 23
Ogilvie, MN 56358**

YEAR BUILT

1992

PROPERTY SIZE

2,400 Sq. Ft.

LAND SIZE

4.00 Acres

1400 Highway 23 Ogilvie,
MN 56358

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

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PROPERTY OVERVIEW

Attn: Developers and Investors This prime 4-acre retail/commercial building site offers exceptional visibility and a variety of opportunities. Located within Ogilvie city limits, it is adjacent to Ogilvie K-12 School system and approx 1 mile from the Ogilvie Raceway. The site is situated at the busy intersection of State Hwy 23 and State Hwy 47, with MnDOT traffic counts exceeding 6,000 vehicles per day, making it ideal for a gas station/convenience store, fast food, grocery/retail, or storage units. The location is perfect for capturing traffic from summer lake recreation and winter sports enthusiasts. Utilities include an onsite drilled well, with city sewer and water available at the south side of Hwy 23 and east side of Hwy 47. Six ...



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PROPERTY DETAILS

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PROPERTY PHOTOS



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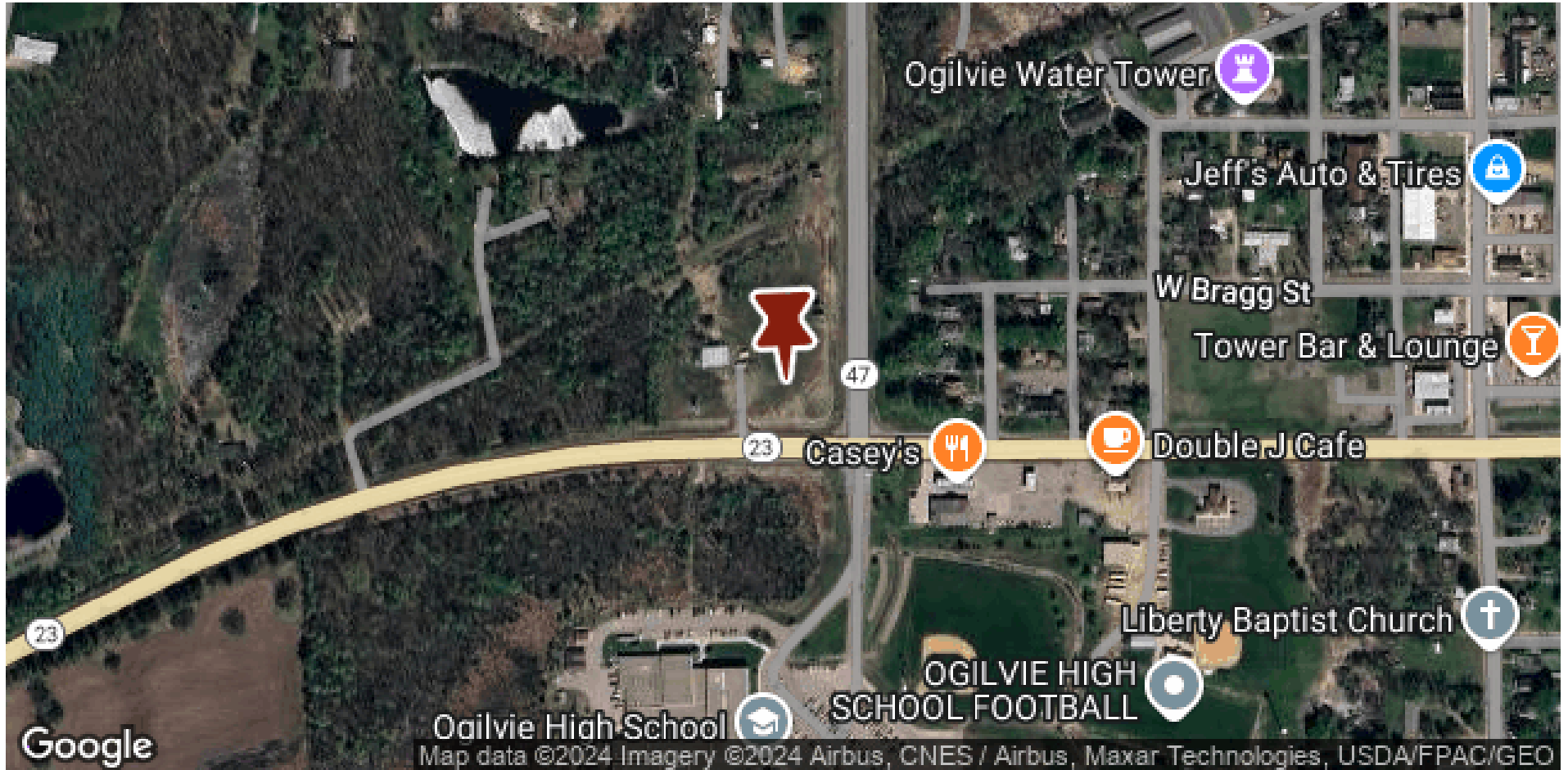
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AERIAL ANNOTATION MAP



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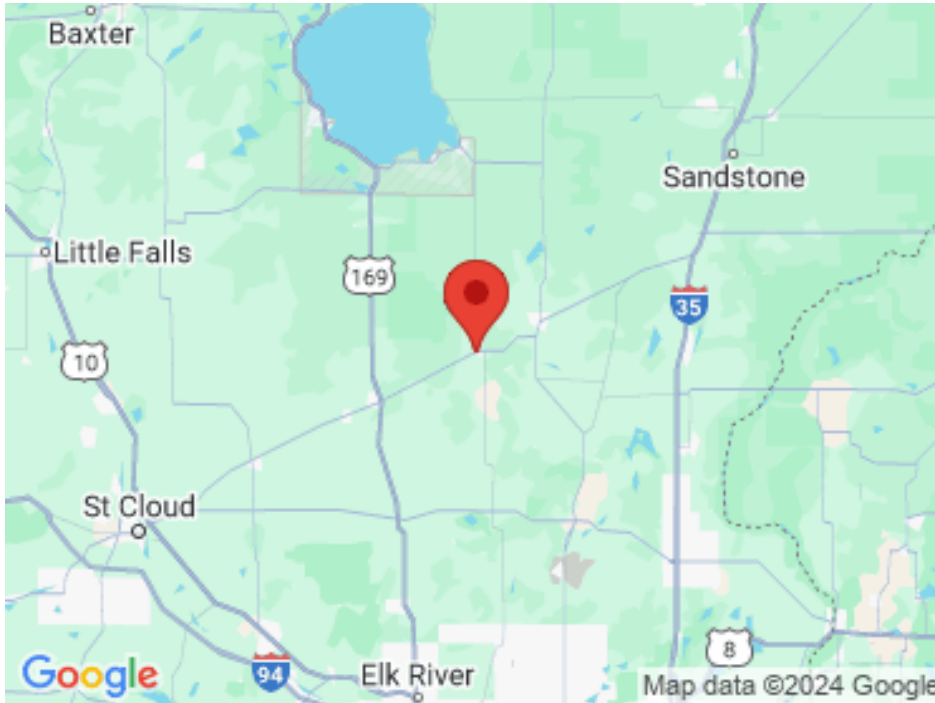
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AREA LOCATION MAP



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