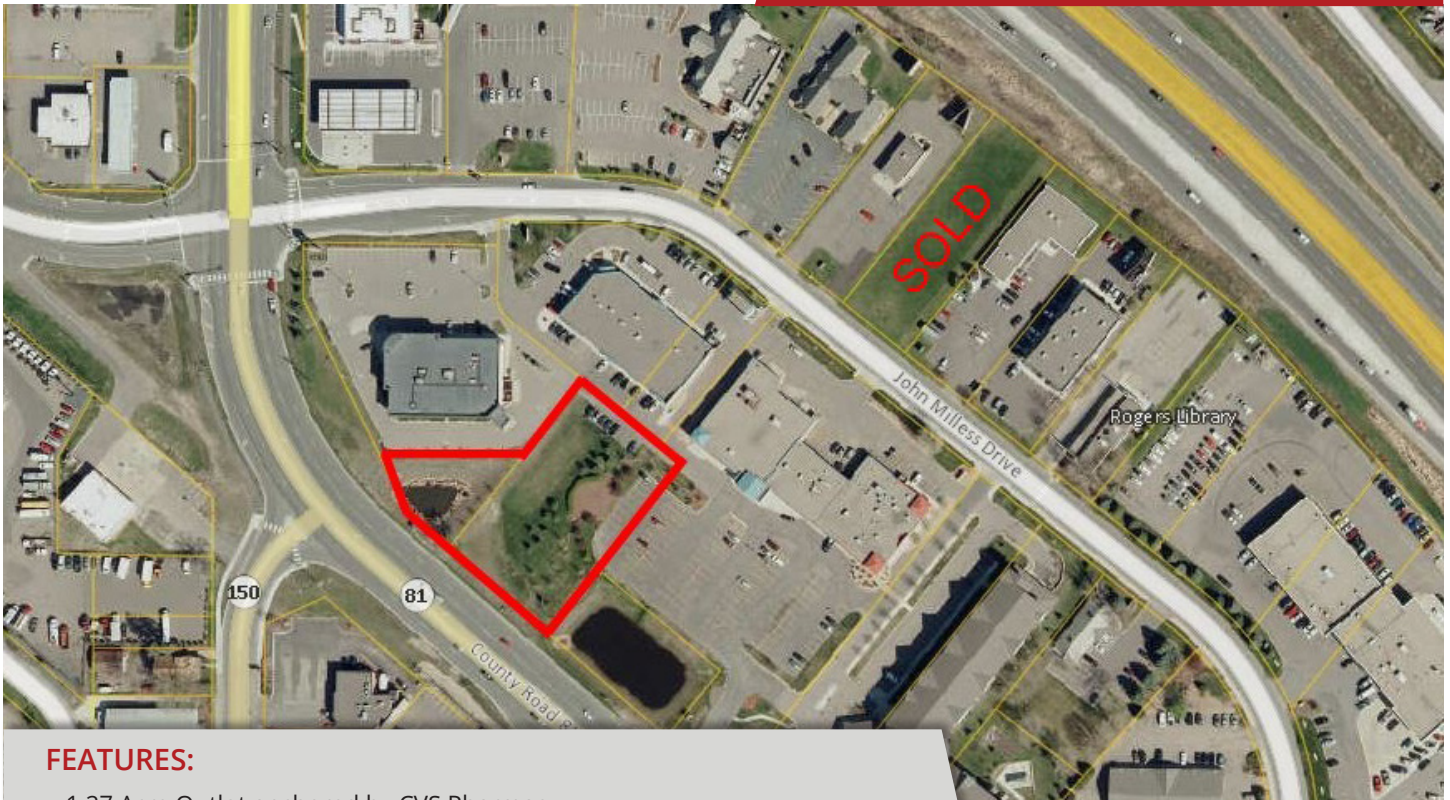


**FOR SALE** - 1.27 Acre Outlot



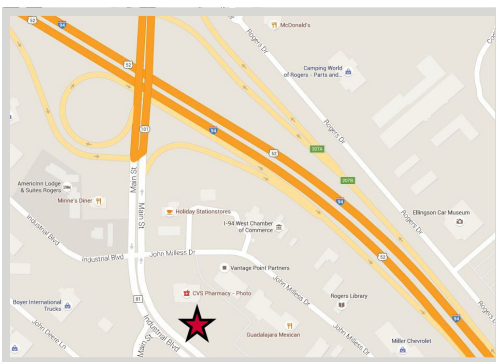
**FEATURES:**

- 1.27 Acre Outlot anchored by CVS Pharmacy
- Zoned: Retail District (B-1)
- Co-tenants include: Northwest Family Physicians, NovaCare Rehab, Curves Fitness, Amata Salon, True Value, Bo Bo's Restaurant, Guadalajara Mexican Restaurant
- Easy access to Hwy-101 and I-94 from CR-81

Sale Price

**\$685,000**

Property Taxes - \$12,589.12 (2017)



**FACTS:**

- ▲ PID# 23-120-23-13-0066 & 23-120-23-13-0067
- ▲ Traffic Counts: 20,780 Vehicles Per Day
- ▲ Demographics: 2019 Population Projection 28,785 (5 mile radius)

Overview ..... 1

Property Photo/Map ..... 2

Site Plan ..... 3

Zoning Information ..... 4



**Chad Weeks**  
612.619.9911  
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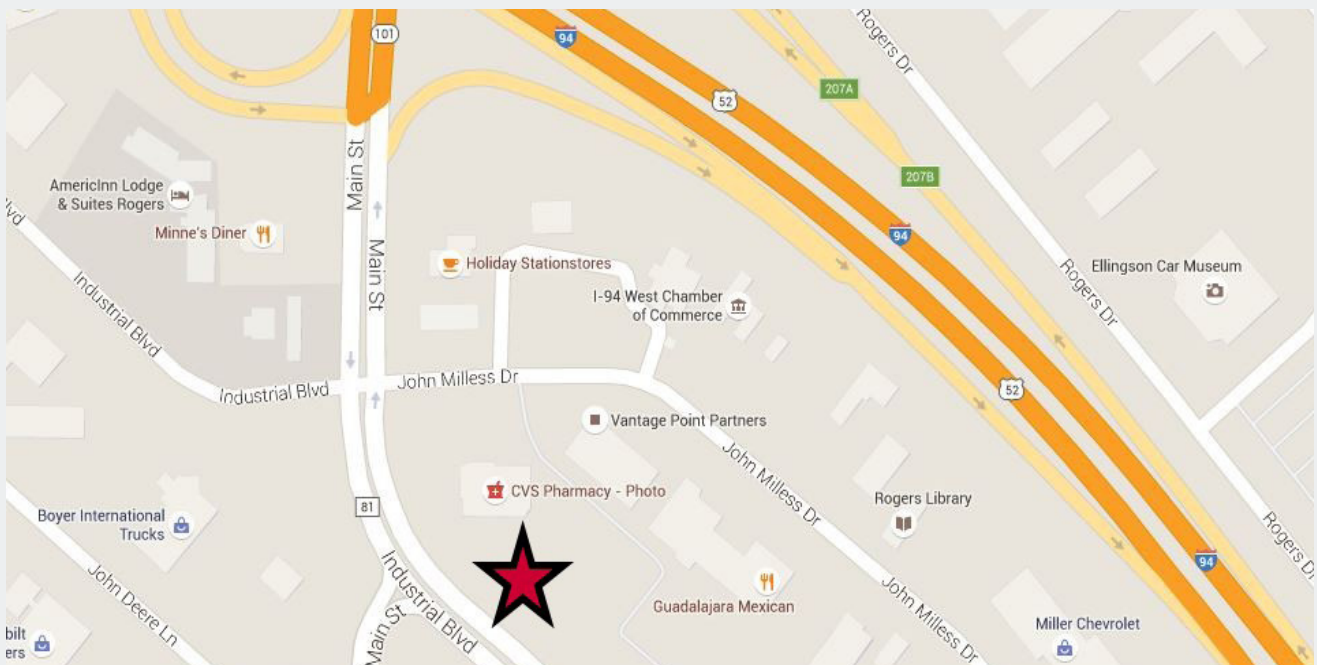
**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

## AERIAL & MAP

**FOR SALE** - 1.27 Acre Outlot



### Contact

Phone: 763.424.6355

Fax: 763.424.7980

### Arrow Companies

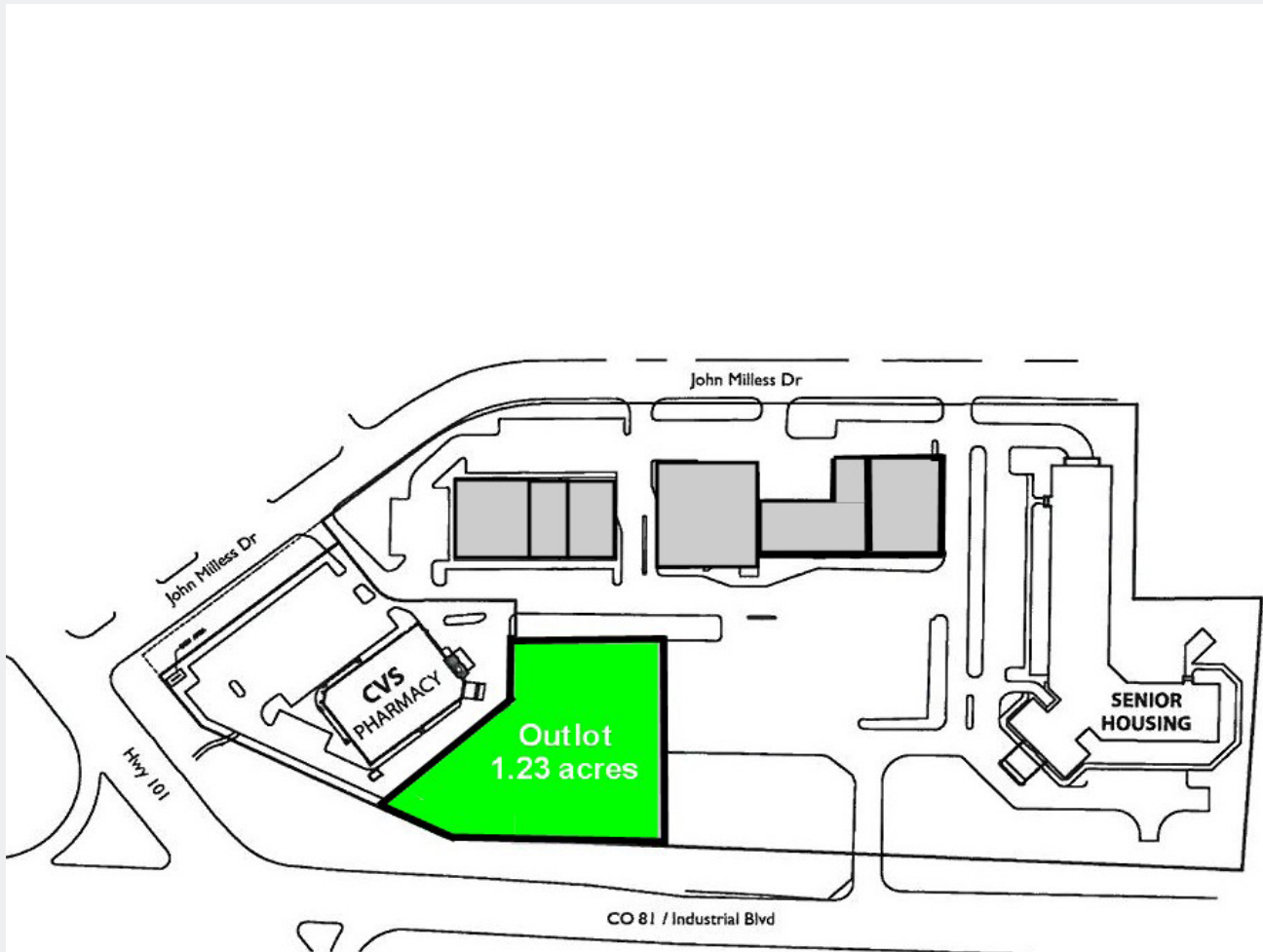
7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

**SITE PLAN**

**FOR SALE** - 1.27 Acre Outlot



**Contact**

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**Sec. 125-197. - Retail business district (B-1).**

**Purpose.** The retail business district is intended to provide a district that will allow general retail and commercial uses to serve the existing population.

**Permitted uses.**

Automobile service stations;

Clubs, lodges;

Commercial recreation;

Drive-in business;

Government buildings;

Hotel/motel;

Off-sale liquor establishments;

Offices and medical centers;

Restaurants, cafes and supper clubs;

Retail trade;

Service establishments, but not including communication, radio or television towers;

Wholesale business.

**Accessory uses.**

Accessory building provided that the accessory building is used for multiple-family dwelling automobile garage use only;

Fences;

Landscaping;

Parking facilities.

**Conditional uses.**

Any incidental repair, processing and indoor storage necessary to conduct business but not exceeding 30 percent of the floor space of the principal building;

Buildings in excess either of three stories or 45 feet in height (but in no event to exceed 55 feet), provided that:

For Further Information go to Rogers City Website at:

<https://www.municode.com/library/mn/rogers/codes/>