



## Land For Sale

NE Corner of Viking Blvd NW and Lake George Blvd NW, Oak Grove MN

### AVAILABLE SPACE

- Corner lot on signalized intersection
- Anoka County PID # 28-33-24-23-0005
- Approximate high ground is .95 acres
- 8,028 vehicles / day, going home side of Lake George Blvd.
- Zoned for retail or service, allows for 40% impervious coverage
- Anoka County will allow access off CSAH 22 (Viking Blvd)
- Adjacent corners Speedway & Bill's Gas

### PROPERTY DETAILS

Sale Price  
\$290,000

### FOR MORE INFORMATION, CONTACT

**Marty Fisher / Mike Fisher**

763-862-2005

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[mikefisher@premiercommercialproperties.com](mailto:mikefisher@premiercommercialproperties.com)



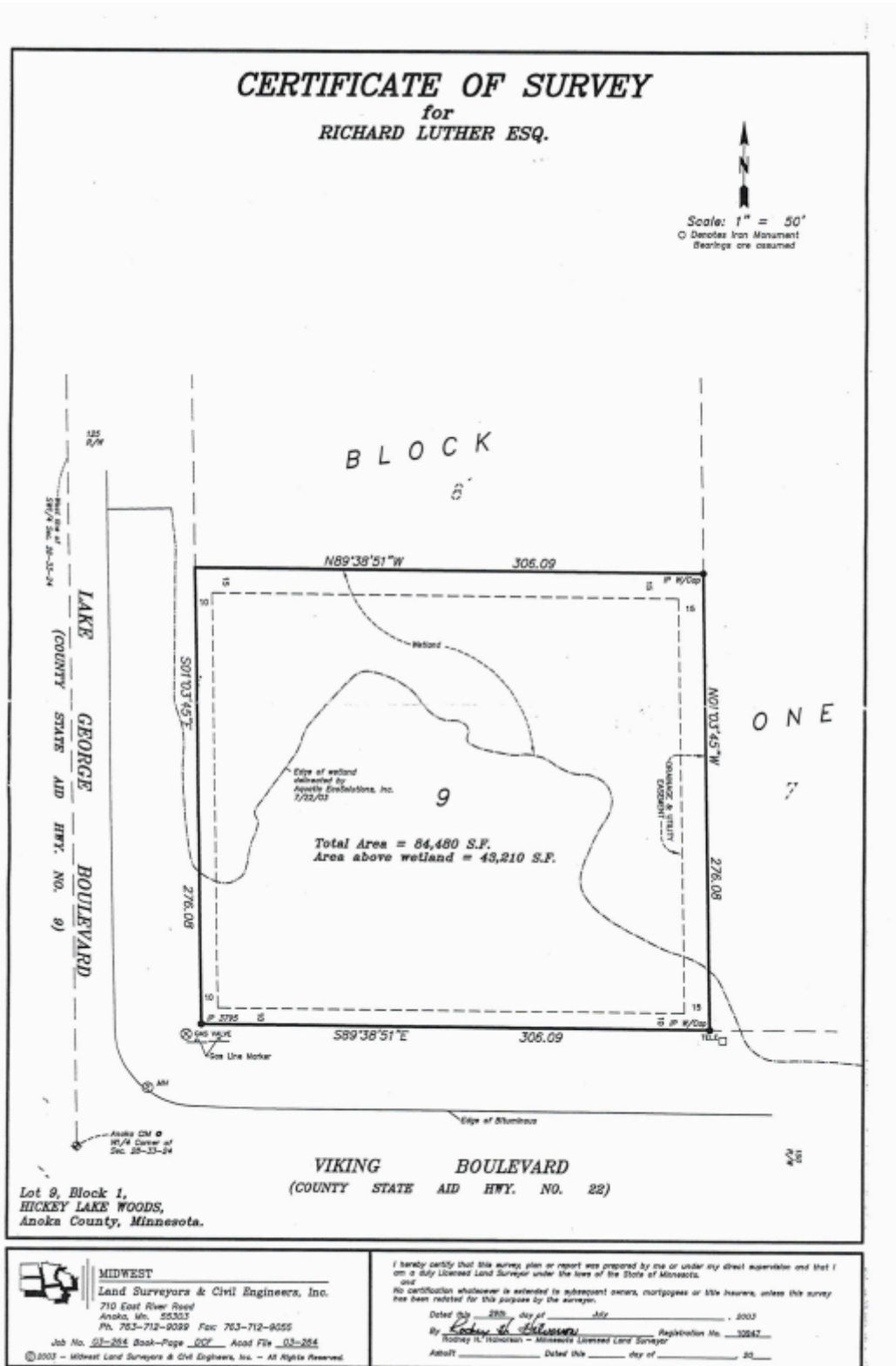
**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR SALE

**CONTACT:** Marty Fisher

**MOBILE:** 612-708-2873

**EMAIL:** mfisher@premiercommercialproperties.com





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**Approximate Edge Location**  
5/25/2023 Aerial Photograph

↑N

**Lot 9 Block 1 Hickey Lake Woods**

**Aquatic EcoSolutions, Inc.**



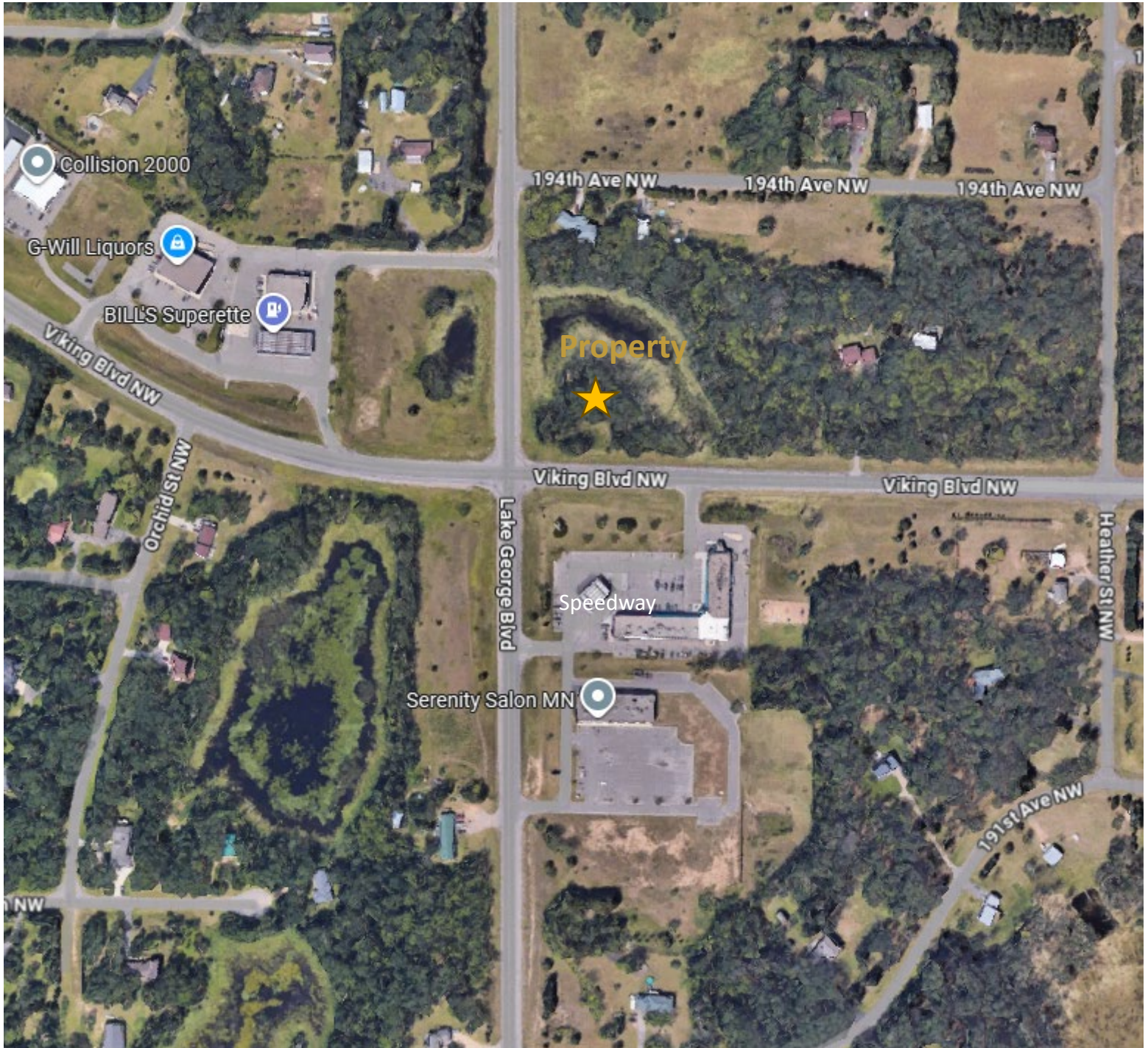
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Demographics (2024)	1 Mile	3 Miles	5 Miles
Population	818	8,321	28,227
Households	307	2,877	9,634
Average Income	\$138,406	\$137,748	\$137,897



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