



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial Land



River Road NE

Will Build to Suit

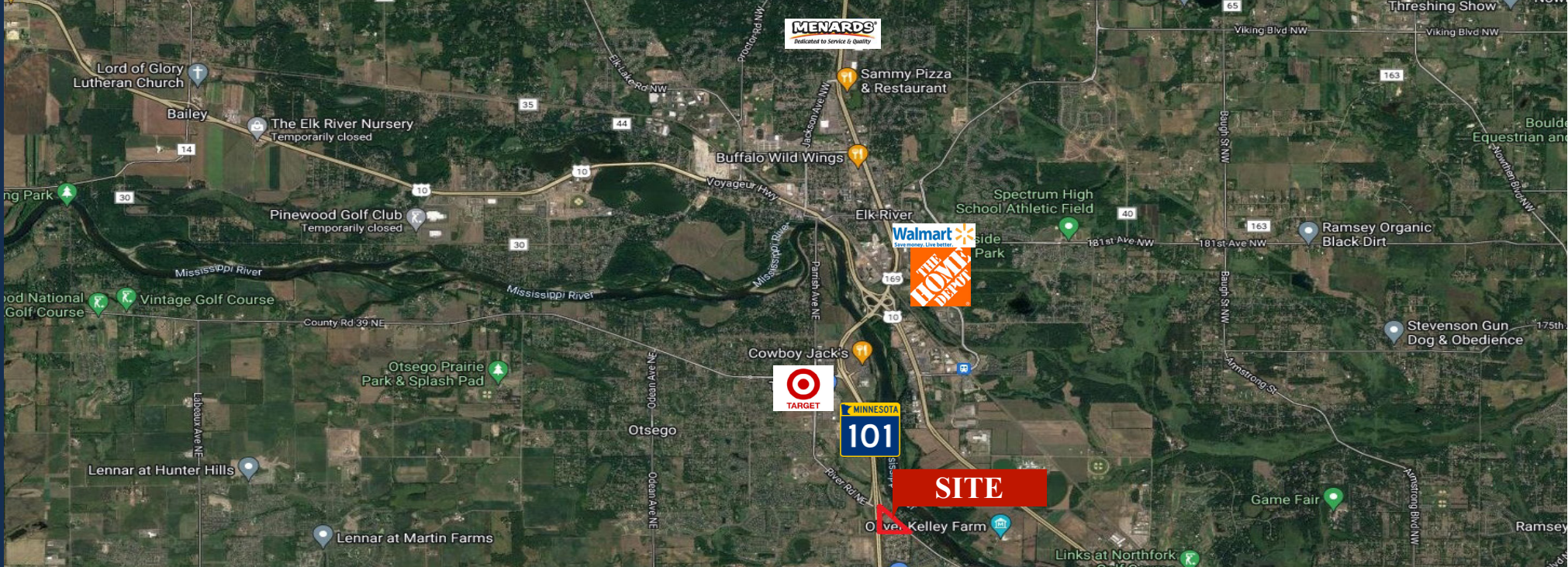
OTSEGO

Riverbend Crossings - Commercial Land

Lot 1 - 1.46 Acres, Lot 2 - .78 Acres

xxx River Road NE, Otsego, MN 55330

Wayne Elam, Broker
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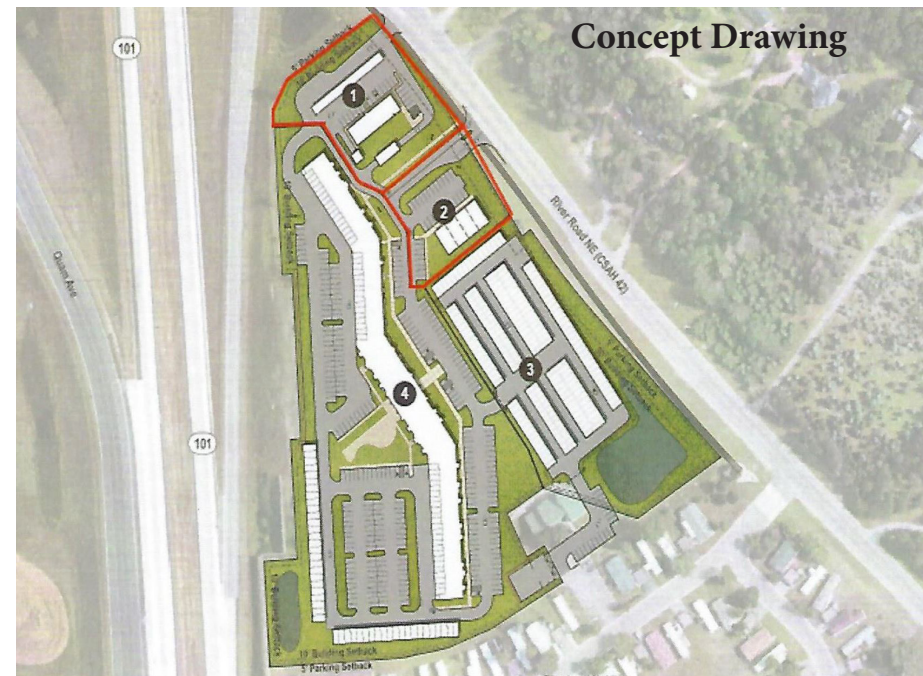


PROPERTY LOCATION

- * Located on SE Corner of River Road
- * North of Rogers
- * 6 Miles North of I-94
- * Great Visibility along Highway 101
- * Minutes North of I-94
- * Adjacent to Duke Realty 100+ Acre Business Center
- * Will Build to Suit
- * Adjacent to Riverbend North Apartments (164 Units) and Riverbend Mini-Storage
- * Lot 1 is 1.46 Acres
- * Lot 2 is .78 Acres

TRAFFIC COUNTS - 2023

- * Highway 101 - 43,000 VPD
- * River Road - 5,066 VPD

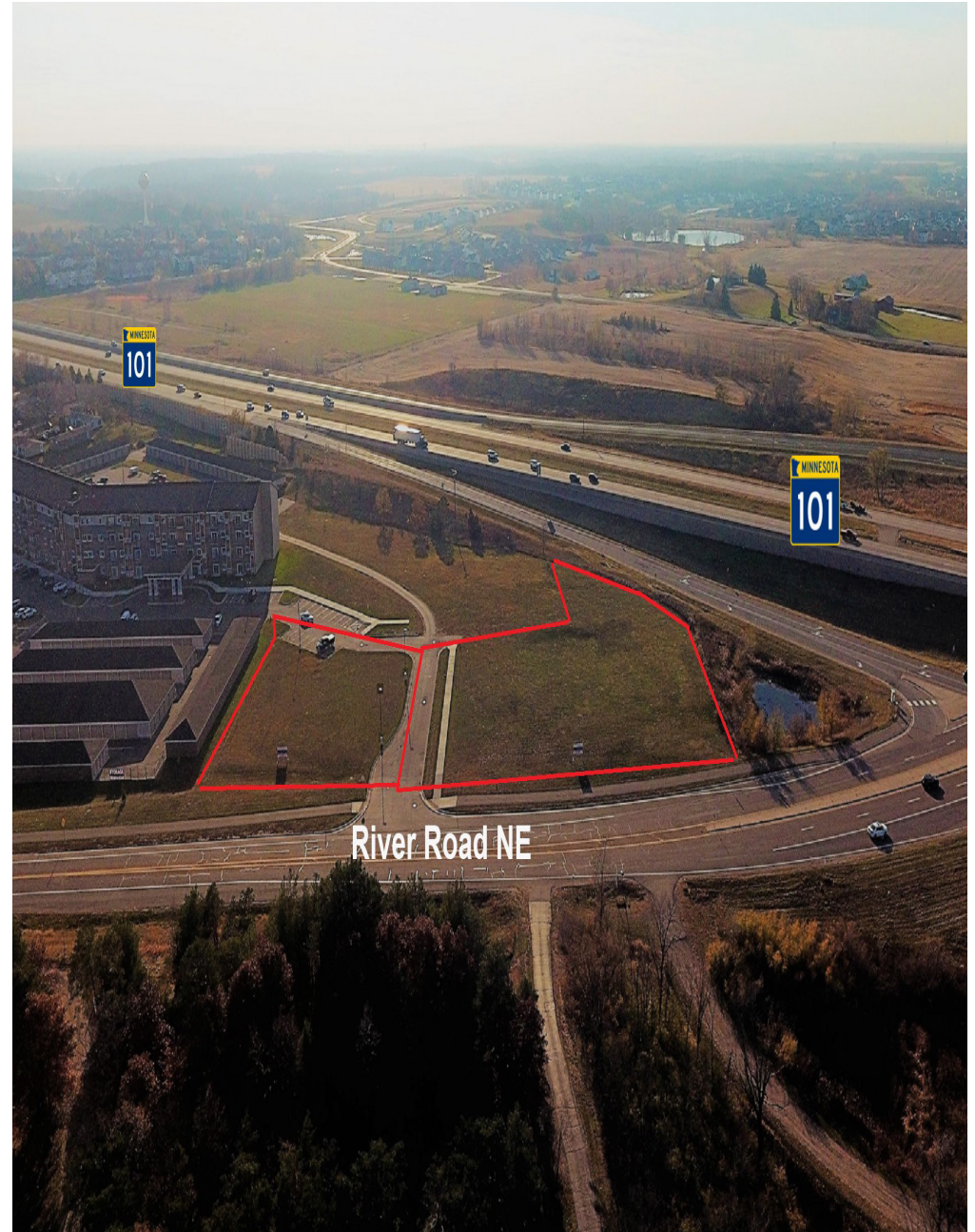


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PROPERTY OVERVIEW

Sale Price
\$ Negotiable

Lot Size	Lot 1 - 1.46 Acres Lot 2 - .78 Acres
Wright County PID's and 2024 Taxes	118-327-000020 \$2,086.00 118-327-000030 \$4,974.00
Zoned	PUD Planned Unit Development District
Businesses in Area	Kwik Trip, Rivers Edge Apartments, Ruan Transportation, Canvas Craft, Blu Dot Warehouse, Room & Board Otsego, Wagner Spraytech & Waterproofing, and much more...



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