



## **Bandel North Commercial**

SE Corner of 65th St, Rochester, MN 55901



**Allan Watts**

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# Bandel North Commercial

\$1,912,000

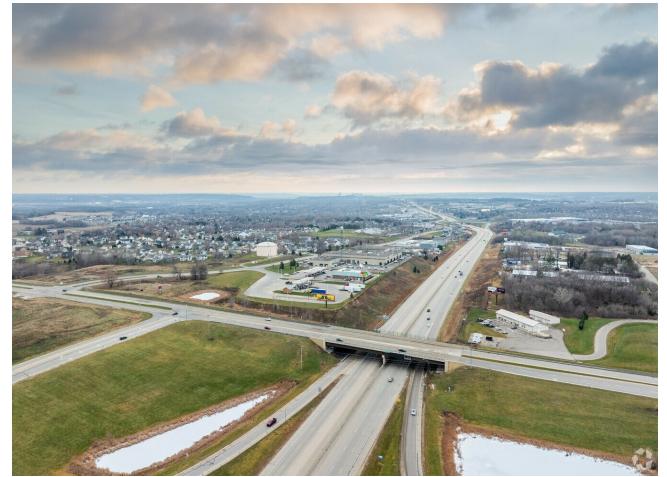
Wilson Watts Commercial Real Estate is proud to offer this prime development land near new Menard's and other planned Highway 52 retail development on 65th St NW and Highway 52. Boasting one of the highest traffic counts in Rochester, the count exceeds 32,000 vehicles per day. This property is zoned commercial and can accommodate gas/convenience, motel/hotel, restaurant/fast food, office/warehouse or other commercial uses. This property is across the street from a new Kwik Trip with ample traffic flows.

The newly constructed ramps on 65th Street allow direct access to this property from Highway 52 north and south. Please see document included on this site titled: "MN DOT information on ramps (65th St.)".

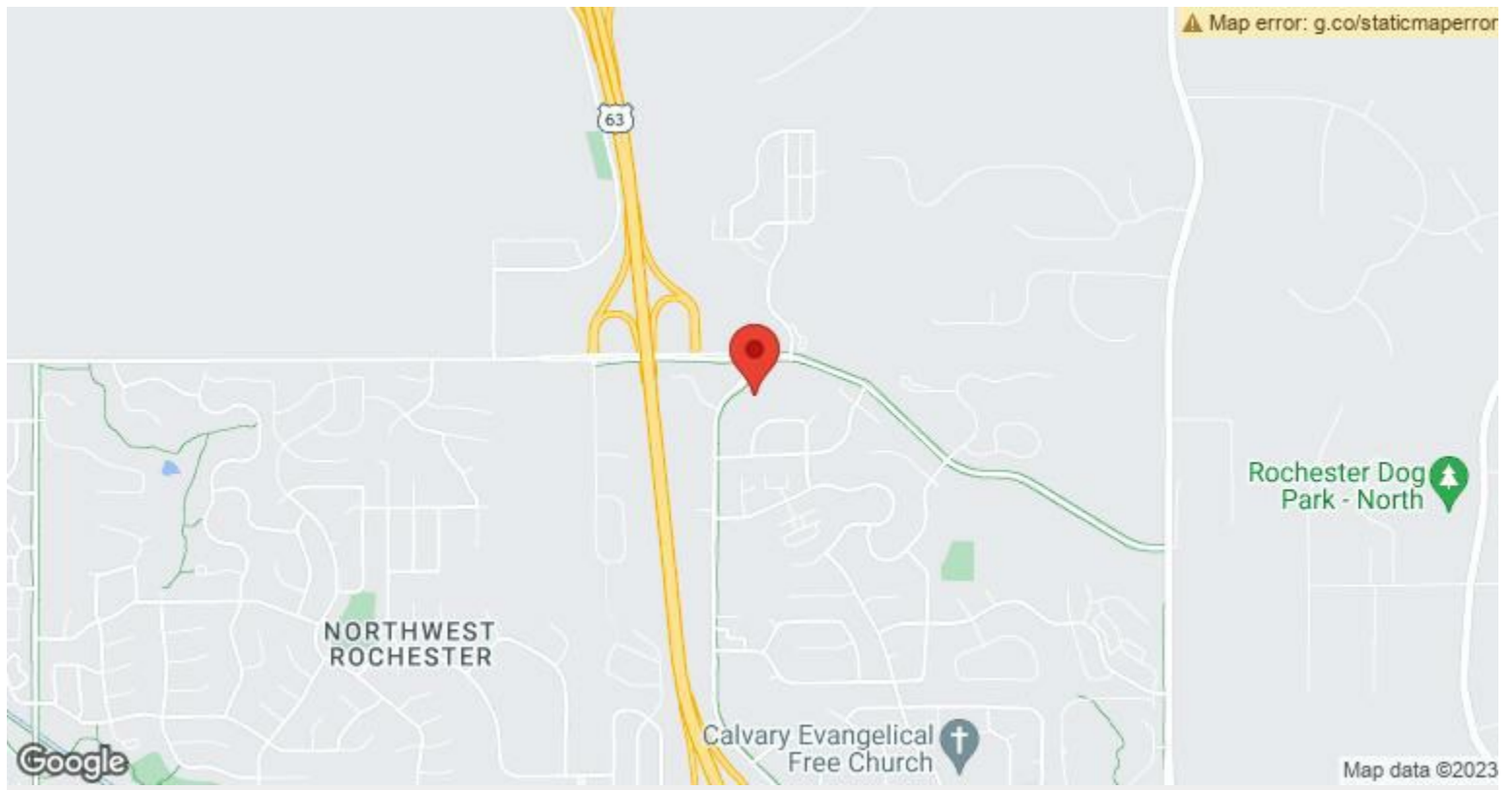
Subdivision of property contingent with city approvals.

Property...

- 32,000 Cars a Day Pass This Site
- Proposed ramps will route cars past the location
- Across 65th St from large retail development
- Fastest growing area of Rochester



Price:	\$1,912,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Retail
Sale Type:	Investment
Total Lot Size:	5.48 AC
No. Lots:	1
Zoning Description:	B1 Commercial
APN / Parcel ID:	74.09.12.078598

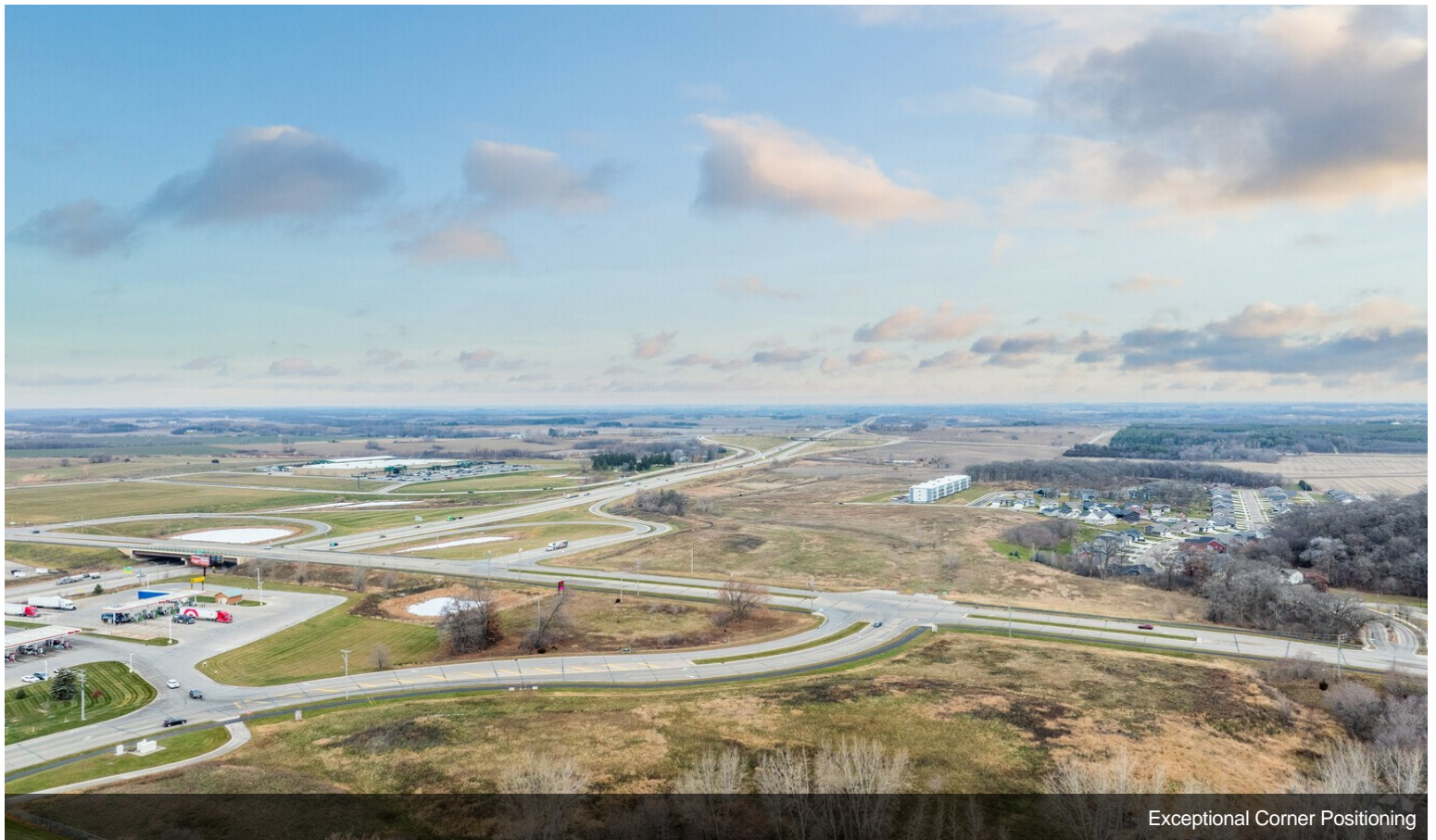


**SE Corner of 65th St, Rochester, MN 55901**

# Property Photos

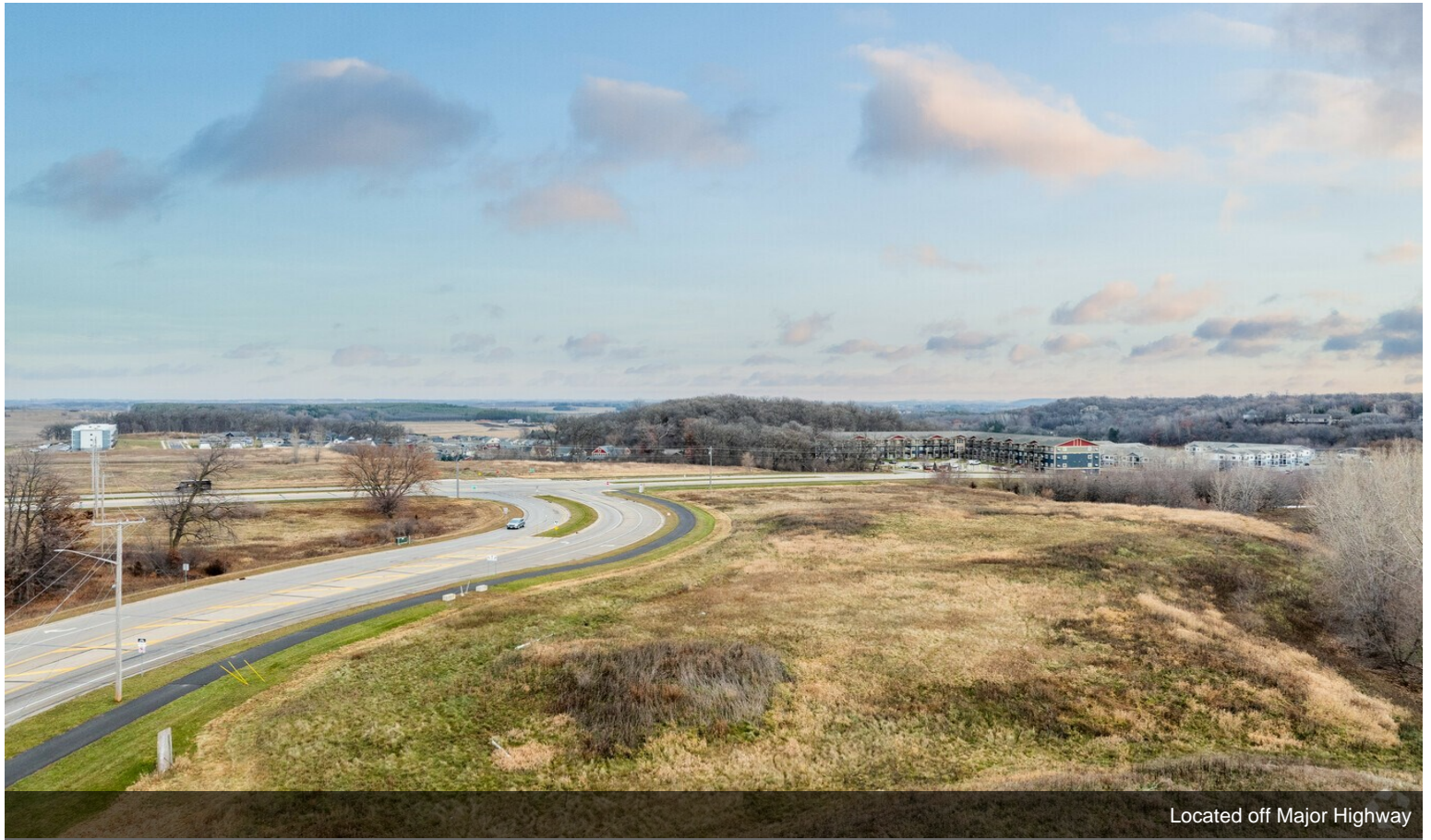


Situated in Bustling Corridor



Exceptional Corner Positioning

# Property Photos

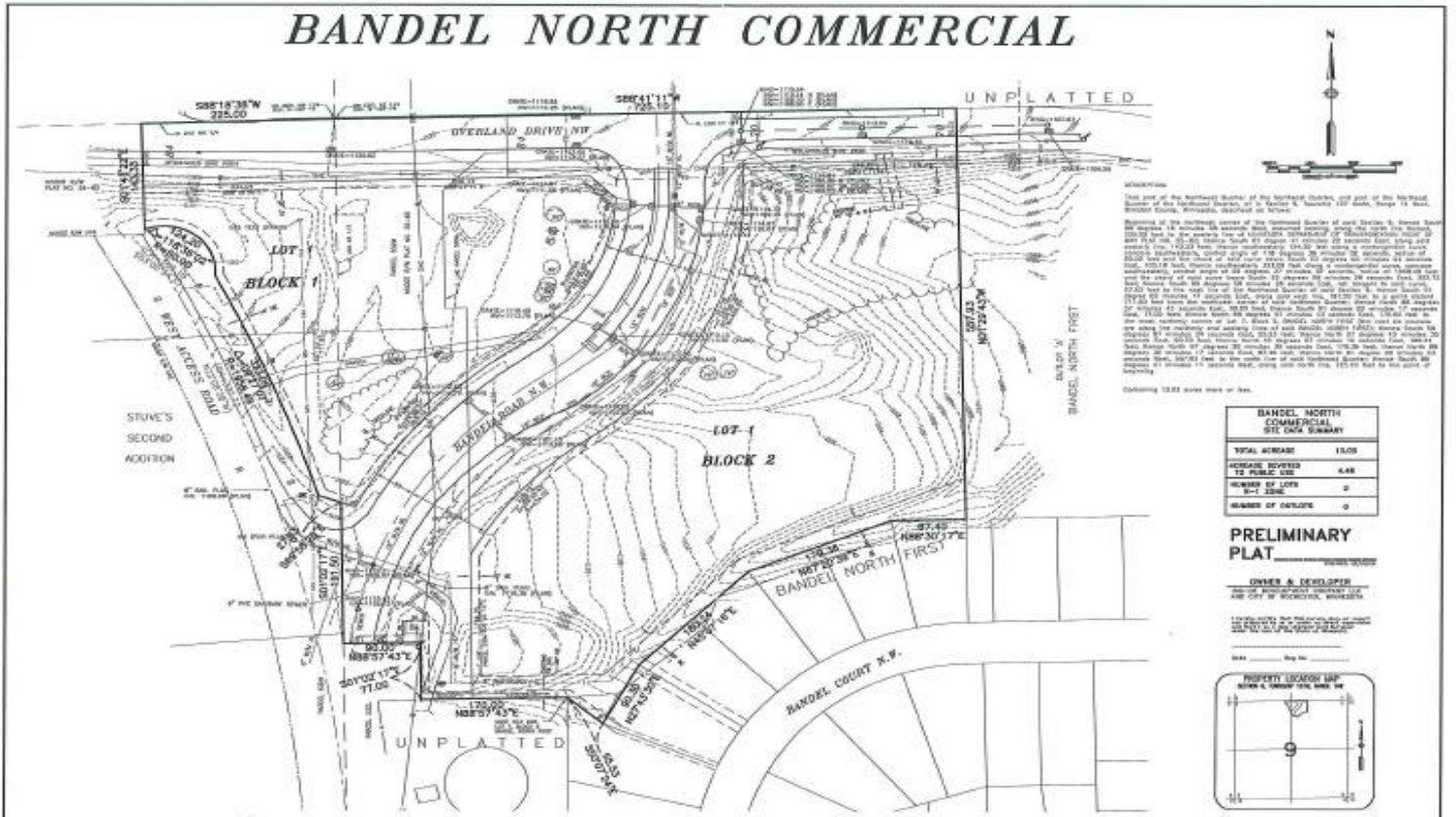


Located off Major Highway



Surrounded by Household Named Businesses

## BANDEL NORTH COMMERCIAL



Bandel North Commercial Plat Map