



# CENTER CITY

## Hwy 8 Land - Business Park



# FOR SALE

**Hwy 8 & Pleasant Rd  
Center City, MN  
55012**



**Zach Synstegaard, JD**  
*Advisor*  
612.860.2547  
[zsynstegaard@iagcommercial.com](mailto:zsynstegaard@iagcommercial.com)



**Jeff LaFavre, CCIM, MCR**  
*President*  
612.868.7429  
[jlafavre@iagcommercial.com](mailto:jlafavre@iagcommercial.com)

# PROPERTY OVERVIEW

Unlock the potential of this prime property located just off Highway 8, offering excellent visibility and easy access for customers, clients, or residents. Situated within city limits and fully serviced by city utilities, this site is ready for your vision. With flexible zoning and the benefit of subdivided lots, you have the freedom to tailor the development to your specific needs.

From commercial to mixed-use possibilities, this property delivers location, infrastructure, and flexibility—all in one package.

# PROPERTY FEATURES

- Right Off of HWY 8 / Easy Access
- Within City Limits / City Utilities
- Flexible on Zoning and Use
- Subdivided Lots

Address:	Hwy 8 & Pleasant Valley Road
Acreage:	6.47 acres
List Price:	Negotiable
Zoning:	B2 Highway
PIDs:	12.00275.15 12.00275.16 12.00275.17 12.00275.18 12.00275.19 12.00275.20
County:	Chisago









