COMMERCIAL REALTY SOLUTIONS
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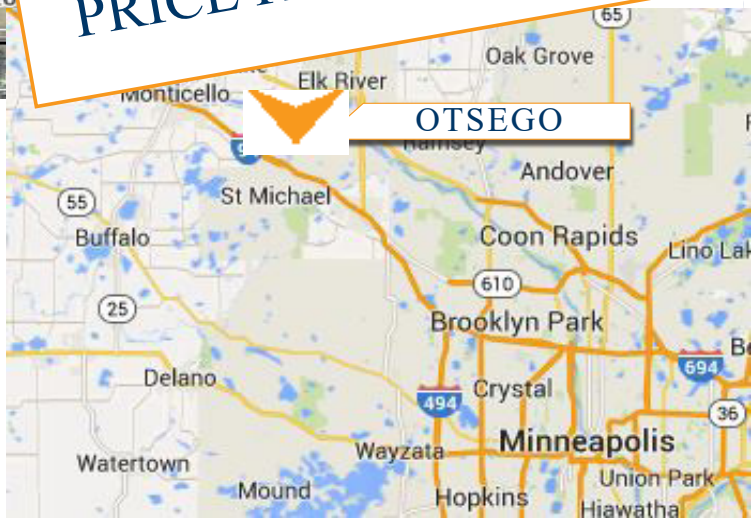
Otsego - Industrial Land

FOR SALE

xxx Jansen Ave NE, Otsego, MN 55330

I-94 Frontage!

HUGE PRICE REDUCTION



PROPERTY INFORMATION

* SALES PRICE ~~$249,000.00~~

$149,000.00

* 2.23 Acre Parcel
* Wright County PID 118-163-001010
* 2017 Taxes $3,332.00
* Located in the Otsego Industrial Park
* Zoned: I-1 Limited Industrial District
* Businesses in the area include: JK Secure Storage, Long Haul Trucking, Orca Machine Tools, Culver's, Burger King, Casey's General Store, Premier Bank, Financial Security Bank, Coborn's, Verizon, Chiropractic and much more . . . . .

Contact:
WAYNE ELAM
(763) 229-4982
WElam@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions, LLC has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions, LLC disclaims all liabilities in connection with any inaccuracies or incompleteness.

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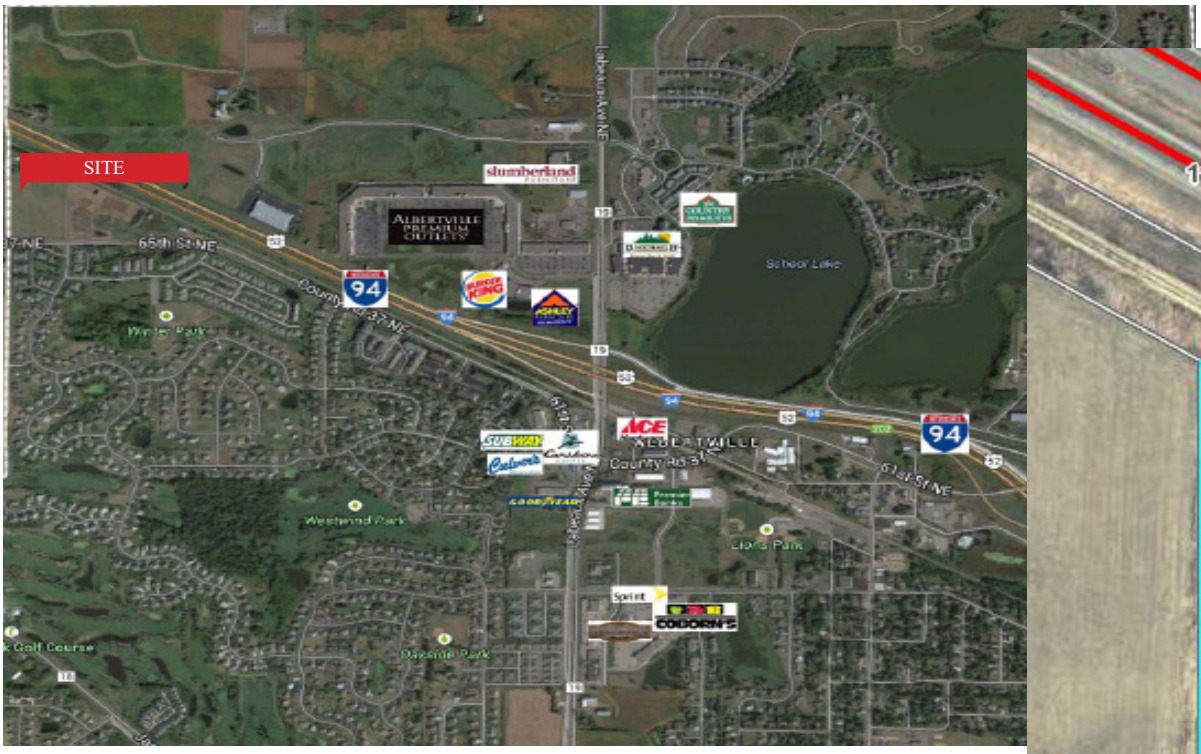
TRAFFIC COUNTS - 2016

* I-94 - 56,000 VPD
* County Road 18 - 6,000 VPD
* County Road 37 - 6,700 VPD



PROPERTY INFORMATION

* Located South of I-94
* West of C.R. 19/Labeaux Avenue
* Quick and Easy Access to I-94
* Minutes from the Albertville Outlet Mall

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