



COMMERCIAL REALTY SOLUTIONS

For Sale Commercial Land xxx Vance Street, Elk River 55330



PROPERTY INFORMATION

- * Sales Price ~~\$995,000.00~~
REDUCED TO **\$850,000.00**
(ALL PARCELS) (LOTS AVAILABLE SEPARATELY)
- * Lot 1 Block 1 PID 75.733.0105 (1 Acre)
(2019 Taxes \$1,668.00)
- * Lot 2 Block 1 PID 75.733.0110 (1 Acre)
(2019 Taxes \$1,668.00)
- * Lot 3 Block 1 PID 75.733.0115 (1 Acre)
(2019 Taxes \$1,668.00)
- * Lot 4 Block 1 PID 75.733.0120 (1 Acre)
(2019 Taxes \$1,668.00)
- * Outlot D PID 75.740.0040 (5.39 Acres)
(2019 Taxes \$4,356.00)
- * Near Restaurants and Major Retailers
- * Quick Access to Highway 10



Contact:
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PROPERTY INFORMATION

- * Quick and easy access to Highway 10
- * Near many services and amenities
- * 8 Miles North of Rogers and I-94

TRAFFIC COUNTS - 2018

- * Highway 10 - 33,500 VPD
- * Tyler Avenue - 4,450 VPD

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