



COMMERCIAL REALTY SOLUTIONS

## Otsego - Industrial Land FOR SALE

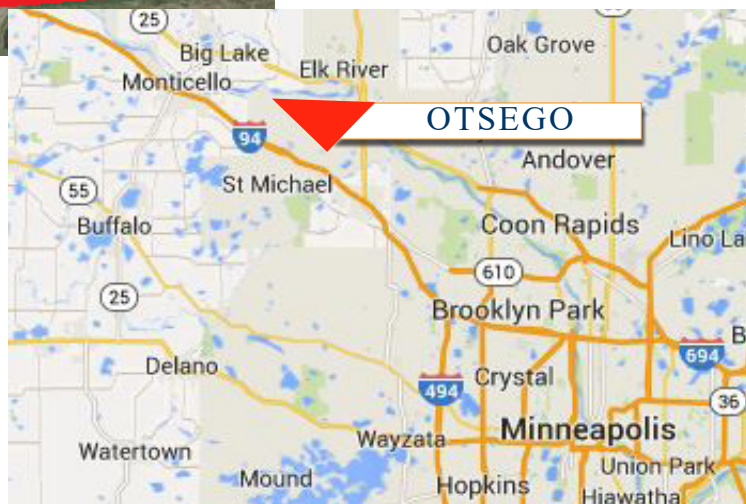
xxx Jalger Ave NE, Otsego, MN 55301



North Side  
of I-94

### PROPERTY INFORMATION

- \* SALES PRICE **\$30,000/acre**
- \* 33.86 Acre Parcel
- \* Wright County PID 118-800-273100
- \* 2019 Taxes \$818.00 (Green Acres)
- \* Located North of I-94
- \* Current Zoning A-1 Agricultural Rural
- \* Guided Future Industrial
- \* Businesses in the area include: MN Road, Research Facility, Knife River, Trudell-Great Dane Trailers, JW Brett, Inc., Wright County Highway Dept.



**Contact:**

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## Otsego - Industrial Land

# FOR SALE

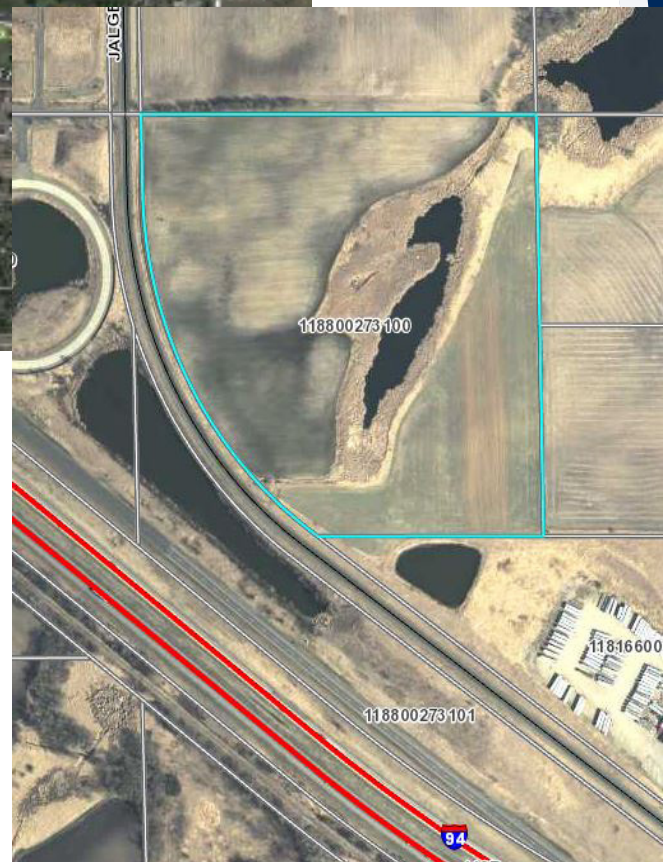
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## TRAFFIC COUNTS - 2017

\* I-94 - 56,000 VPD

\* County Road 18 - 6,000 VPD

\* County Road 37 - 6,700 VPD



### PROPERTY INFORMATION

- \* Located North 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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