



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Rogers - Commercial Land

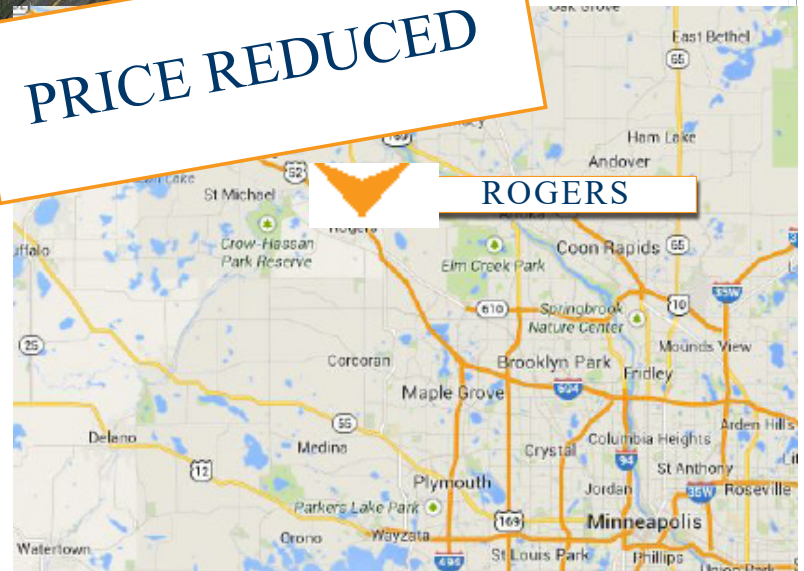
FOR SALE

xxx Rogers Drive, Rogers, MN 55374



2-Parcels
Cabela's Outlot!
(Cabela's has over 2 Million Visits Per Year)

PRICE REDUCED



PROPERTY INFORMATION

- * Sales Price \$18.00/sf
- Reduced to **\$14.00/sf**
- * 1.5 Acre Parcel 24-120-23-32-0009
- * Hennepin County 2017 Taxes \$15,612.50
- * 2.49 Acre Parcel 24-120-23-32-0008
- * Hennepin County 2017 Taxes \$26,724.18
- * Zoned: B2-Commercial Business
- * I-94 Visibility
- * Quick access to I-94 and Highway 101
- * Businesses in the area include:
Cabela's, Graco, Minneapolis Trailer Sales,
Gander Mountain, ABRA Auto Body & Glass,
Northern Tool, Camping World, McDonald's,
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

Rogers - Commercial Land

FOR SALE

xxx Rogers Drive, Rogers, MN 55374

TRAFFIC COUNTS - 2017

* I-94 - 96,000 VPD

* Rogers Drive - 5,500 VPD

* Highway 101 - 44,500 VPD



Contact:
WAYNE ELAM
(763) 229-4982



3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400

fax 763 682 4524

www.commrealtysolutions.com