

For Sale
Retail Development Land
List Price: \$75,000



Retail Development Land

TBD Heckman Ct., St. James, MN

Property Features

- 219,020 sq. ft. (5.028 acres)
- Development land - Tract A
- 445' of frontage along Hwy 60
- Utilities available include water, sewer, gas and electric
- Commercial zoning

Pricing

- List Price: \$75,000
- 2016 Real Estate Taxes are \$1,230

Location

- Located east of Pizza Hut on Hwy 60 & Heckman Ct.
- Major area tenants are Mayo Clinic Health System, Fleet & Farm, Super 8 St. James, Casey's General Store and Pizza Hut
- Average daily traffic count for Highway 60 is 5,400 vehicles per day

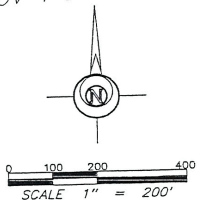
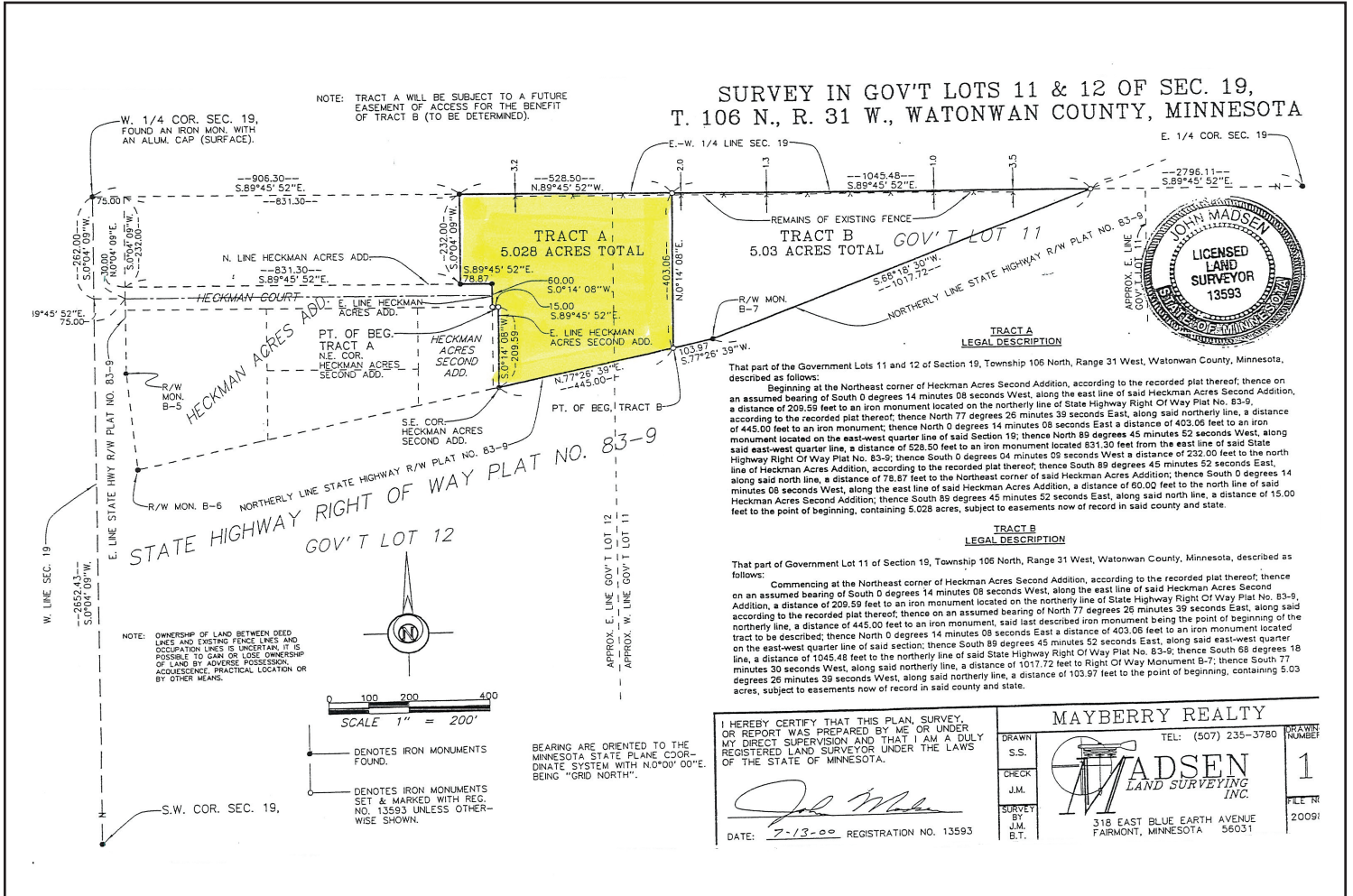


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I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

John Madsen
DATE: 7-13-00 REGISTRATION NO. 13593

MAYBERRY REALTY		TEL: (507) 235-3780	DRAWING NUMBER
S.S.		LAND SURVEYING INC.	1
CHECK			
J.M.			
SURVEY BY			
J.M.	318 EAST BLUE AVENUE FARMONT, MINNESOTA 56031		FILE NO. 20091



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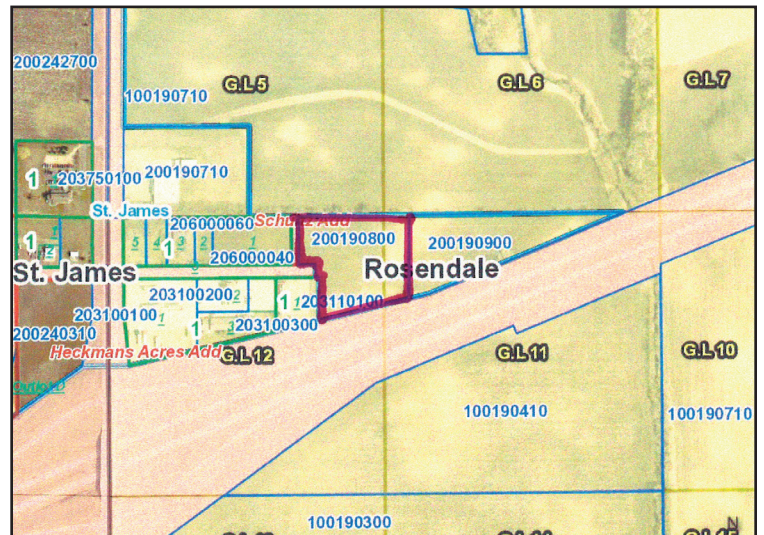


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