



PREMIER
COMMERCIAL
PROPERTIES



For Sale

Property lines are approximate

Corner of Hwy 23 & Hwy 65
Mora, Minnesota 55051

PROPERTY DETAILS

- ◆ Raw land for sale on signalized intersection of two major highways
- ◆ Perfect corner for retail site
- ◆ 2 parcels totalling 19 acres
 - Kanabec 22.08050.00 16.31 acres
 - Kanabec 22.08055.00 2.69 acres
- ◆ Can be combined with adjacent parcels to the west and south which is an additional 34.67 acres
- ◆ Water, sewer & gas is to the property
- ◆ Highway access
- ◆ Hwy 65 & Hwy 23 - 6,500 vehicles per day

PROPERTY DETAILS

SALE PRICE: \$1,200,000.00

TAXES: \$2,970.00 (2016)

FOR MORE INFORMATION, CONTACT

Marty Fisher

763.862.2005

mfisher@premiercommercialproperties.com



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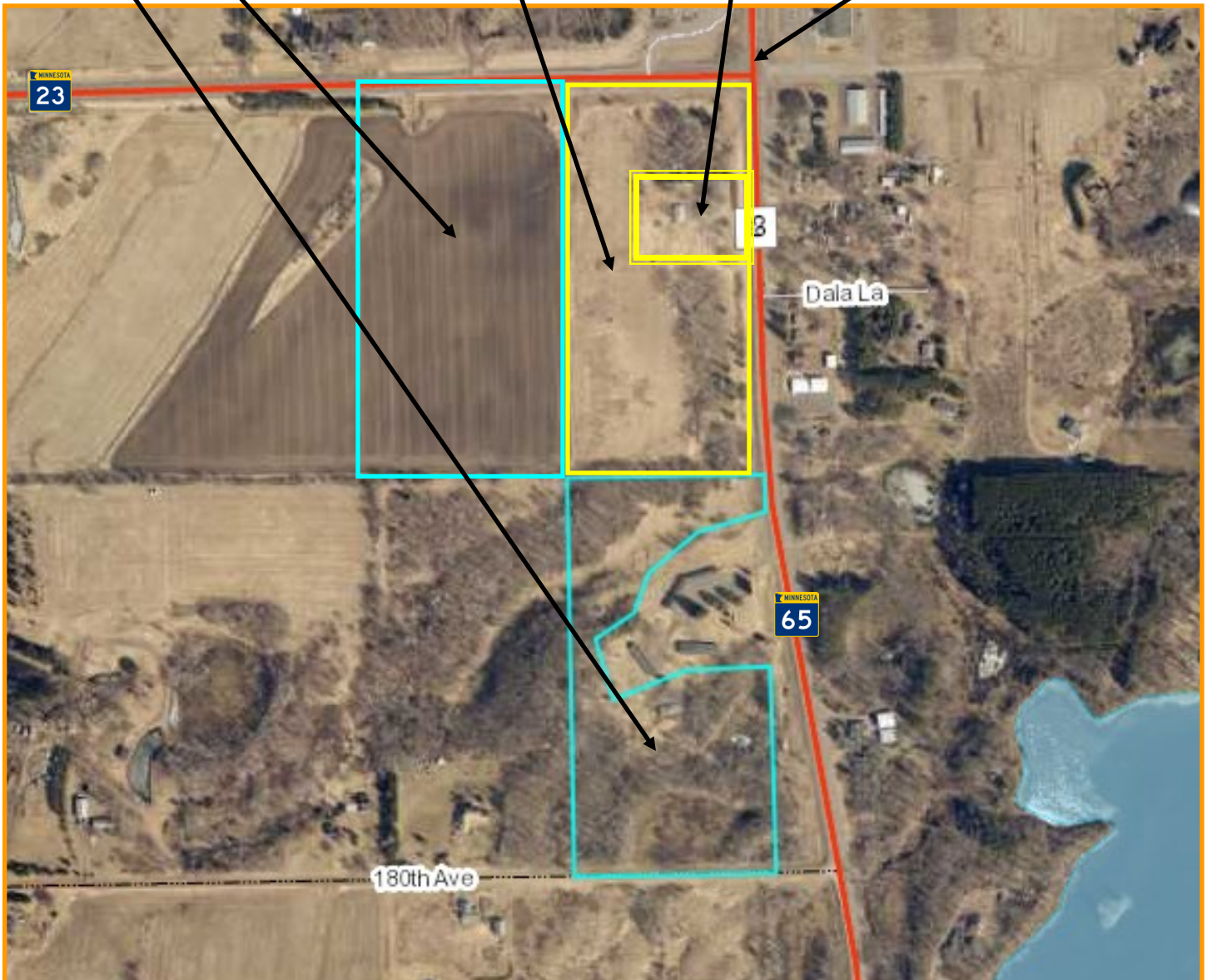
Marty Fisher | 763.862.2005 | mfisher@premiercommercialproperties.com

Adjacent parcels - 34.67 acres

PID 22.08050.00 and 22.08055.00

19.0 acres

Signalized intersection



All lots (3) can be combined for a total of 53.67 acres



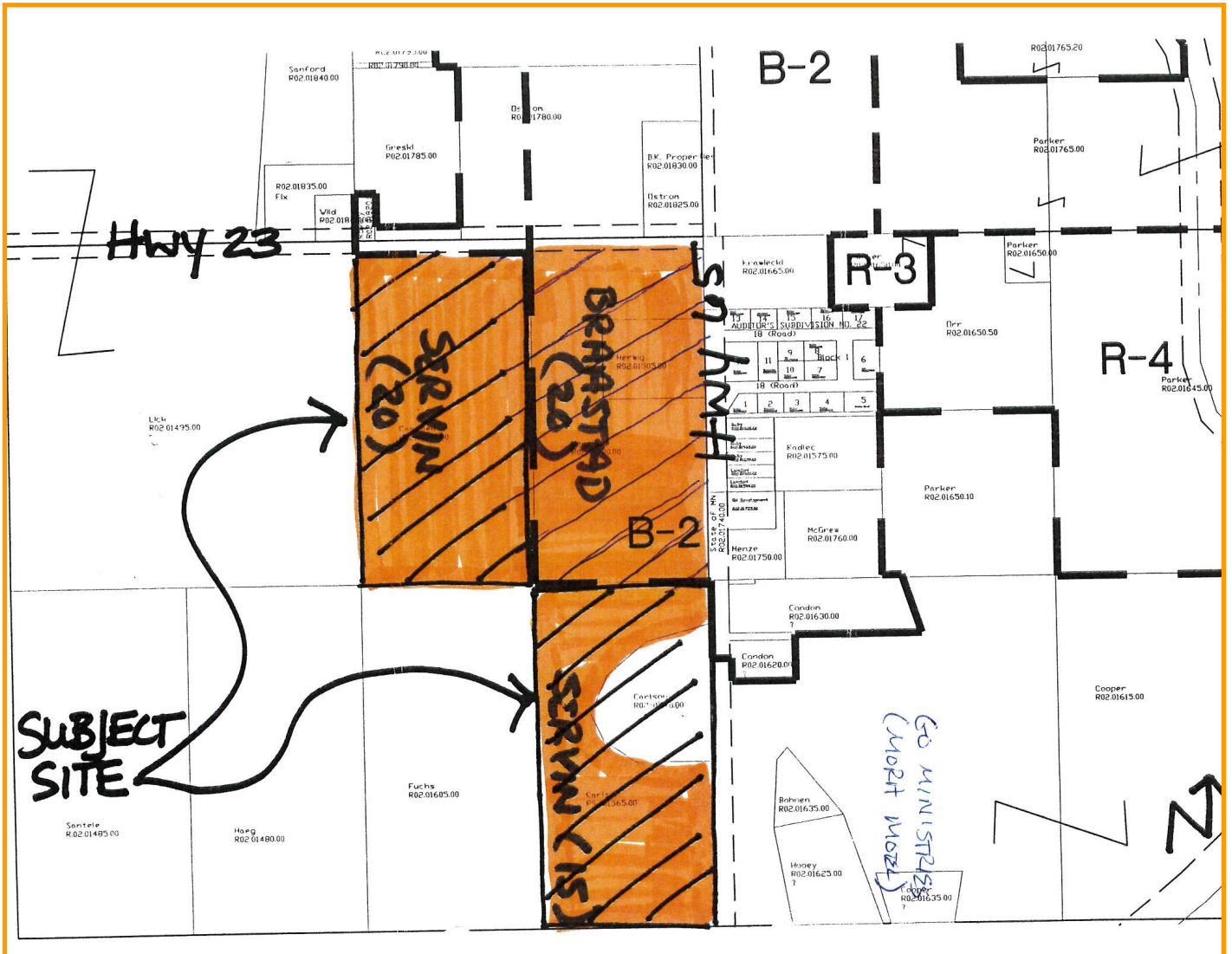
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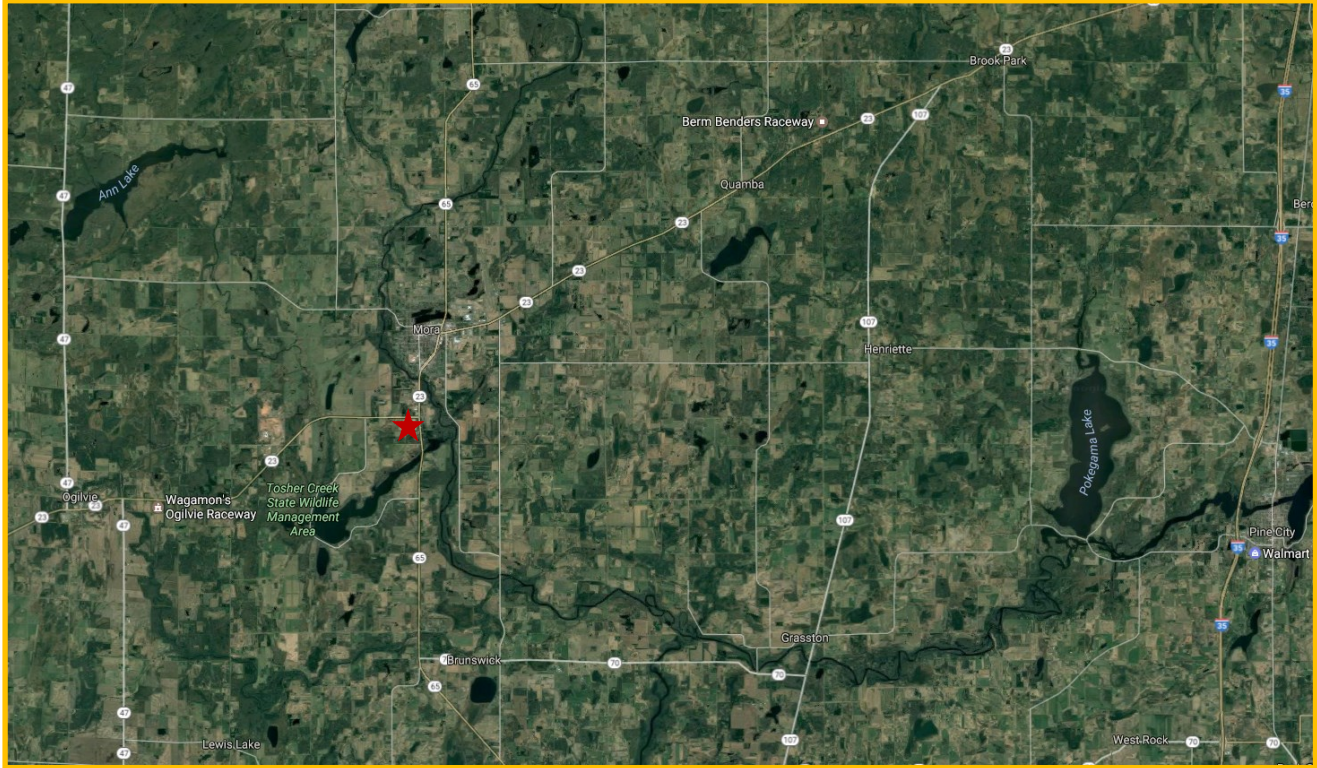
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DEMOGRAPHICS (2016)

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	454	5,135	7,047
Total Households	157	2,098	2,839
Total Families	113	1,312	1,847
Average Household Income	\$60,941	\$55,462	\$57,877