



PREMIER
COMMERCIAL
PROPERTIES

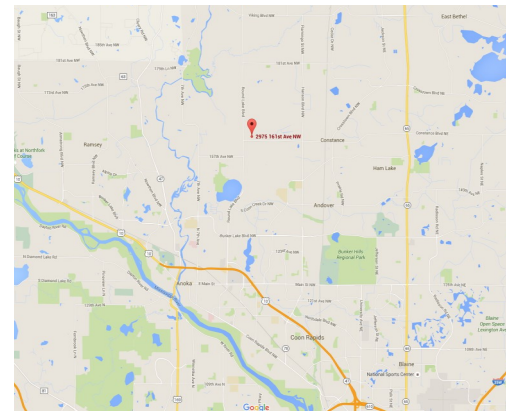


For Sale: Land

2975—161st Ave NW
Andover, Minnesota 55304

LAND

- ◆ 10 ACRES
- ◆ END USER OR DEVELOPER
- ◆ ZONING - GUIDED FOR INDUSTRIAL WILL NEED FORMAL RE-ZONING, WILL ALLOW FOR OUTDOOR STORAGE
- ◆ REZONING WILL ALLOW FOR MINI STORAGE WITH CONDITIONAL USE PERMIT
- ◆ DEMISABLE INTO SEVERAL LOTS
- ◆ DEVELOPER WILL BE ABLE TO SPLIT UP TO 4-5 LOTS
- ◆ OWNER WILL SUB-DIVIDE PARCEL
- ◆ INCLUDES HOME, CURRENTLY RENTED
- ◆ WELL AND SEPTIC
- ◆ EASY ACCESS TO 161ST AVE NW & ROUND LAKE BOULEVARD
- ◆ PERFECT CONTRACTOR LOCATION



PROPERTY DETAILS

LAND SIZE: APPROX. 10 ACRES

PRICE: \$1,300,000 (APPROX. \$3.05/SF)

FOR MORE INFORMATION, CONTACT

Marty Fisher

763.862.2005

mfisher@premiercommercialproperties.com



PREMIER
COMMERCIAL
PROPERTIES

For Sale: Land

2975—161st Ave NW | Andover, Minnesota 55304

FOR MORE INFORMATION, CONTACT

Marty Fisher | 763.862.2005 | mfisher@premiercommercialproperties.com

10 ACRES—GUIDED FOR INDUSTRIAL - ACCESS TO 162ND LANE & 161ST AVENUE





PREMIER
COMMERCIAL
PROPERTIES

For Sale: Land

2975—161st Ave NW | Andover, Minnesota 55304

FOR MORE INFORMATION, CONTACT

Marty Fisher | 763.862.2005 | mfisher@premiercommercialproperties.com

