



Building/Land Off Hwy 101

14310 Northdale Blvd

Rogers, MN 55374

FOR SALE - 3.35 Acres / 2,800 SF Building

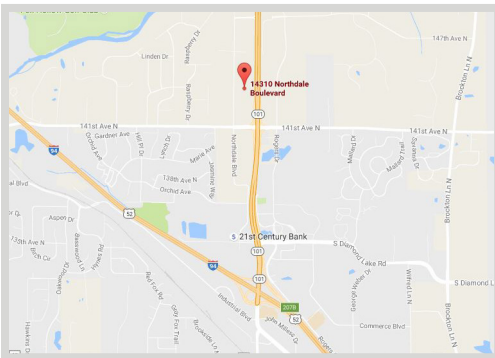


FEATURES:

- 3.35 acre property with 2,800 SF building
- Location is conveniently located off Hwy 101 in Rogers
- Excellent visibility from Hwy 101 w/ traffic counts over 43,700 vehicles per day

Sale Price

\$550,000



FACTS:

- ▲ \$12,412.98 - 2017 Property Taxes
- ▲ PID #11-120-23-31-0007
- ▲ Zoned B-3 General Business

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Arrow Companies

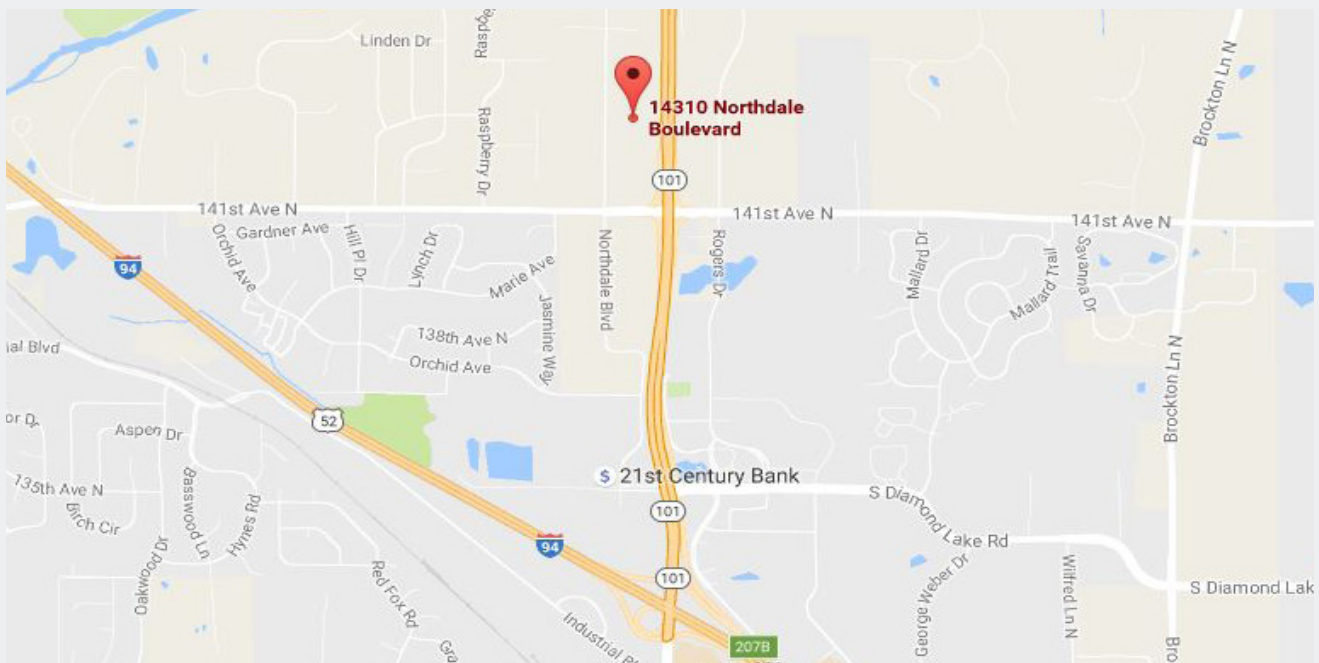
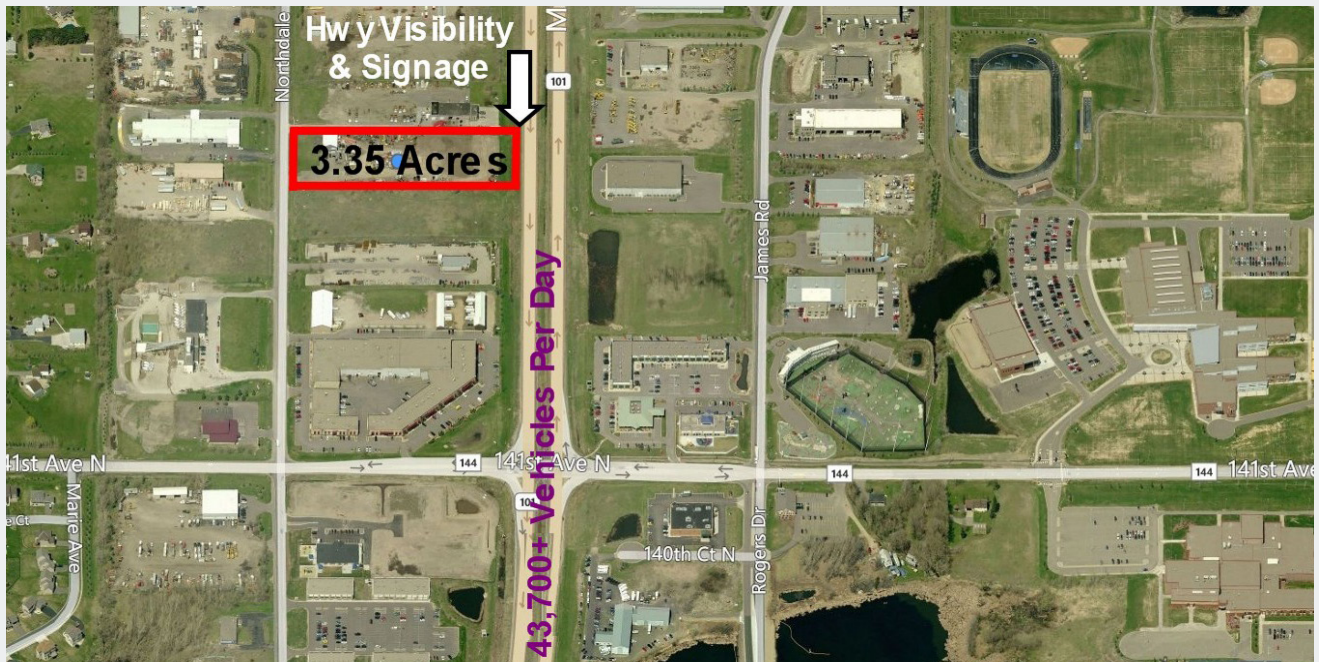
7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

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AERIAL & MAP

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PROPERTY FACTS

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BUILDING SIZE	1,800 SF - Warehouse <u>1,000 - Office</u> 2,800 Total SF
YEAR BUILT	1983
LOT SIZE	3.35 Acres
PID #	11-120-23-31-0007
ZONING	B-3 General Business
OUTSIDE STORAGE	Yes, with existing CUP
FLOOR PLAN	5 private offices with Hickory/Granite Millwork
RESTROOMS	Two
CONSTRUCTION TYPE	Steel Frame, Steel Skin
LIGHTING	Florescent
DRIVE IN DOORS	(1) 12' x 14'
HEAT	Unit/Gas
UTILITIES	Well Water & City Sewer
2017 REAL ESTATE TAXES	\$12,412.98

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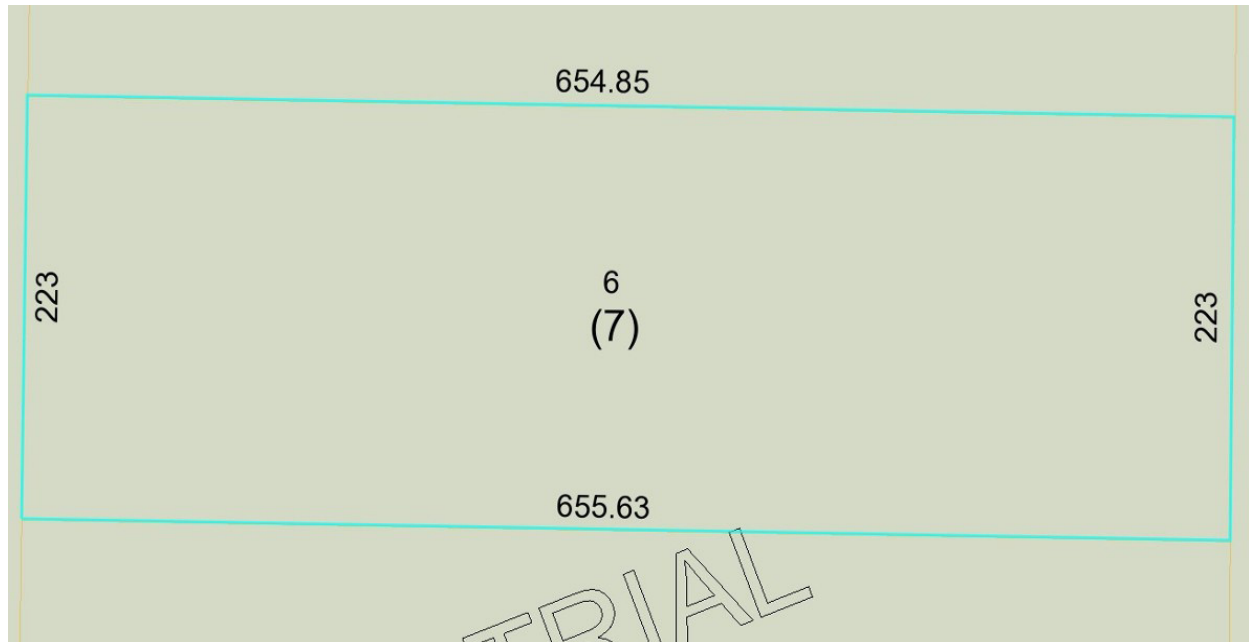
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LOT DIMENSIONS

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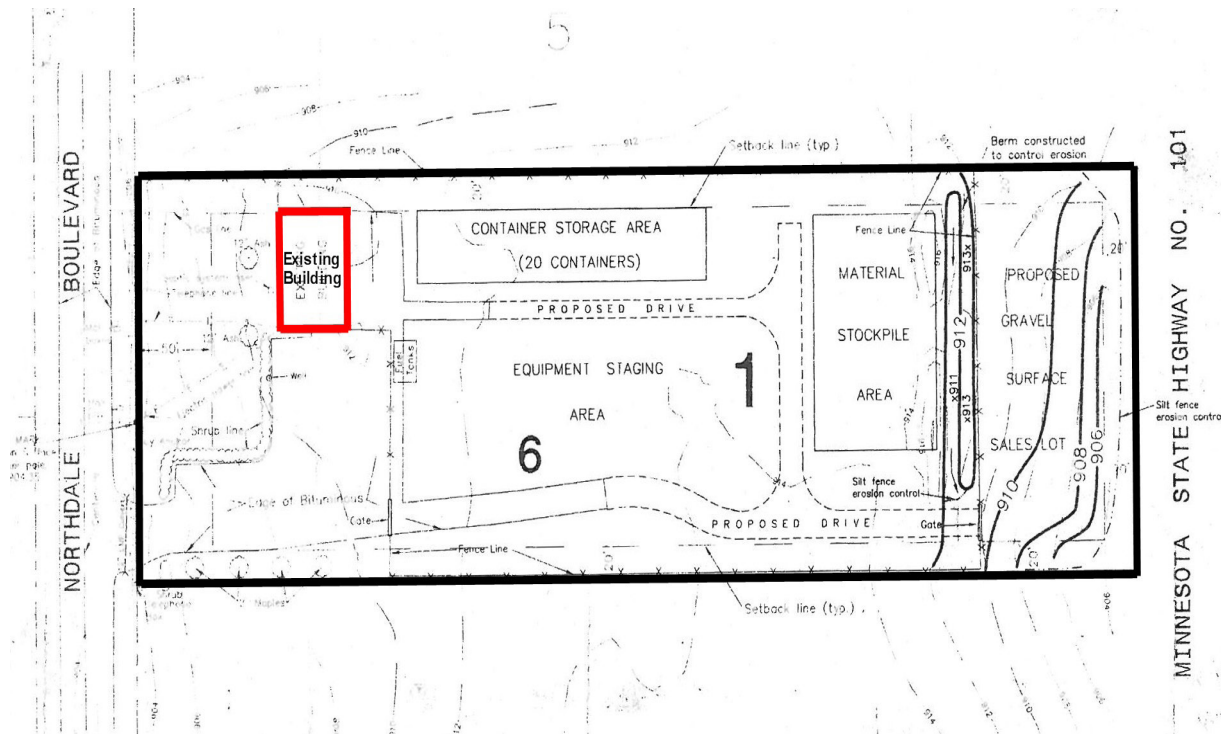
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SITE PLAN

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