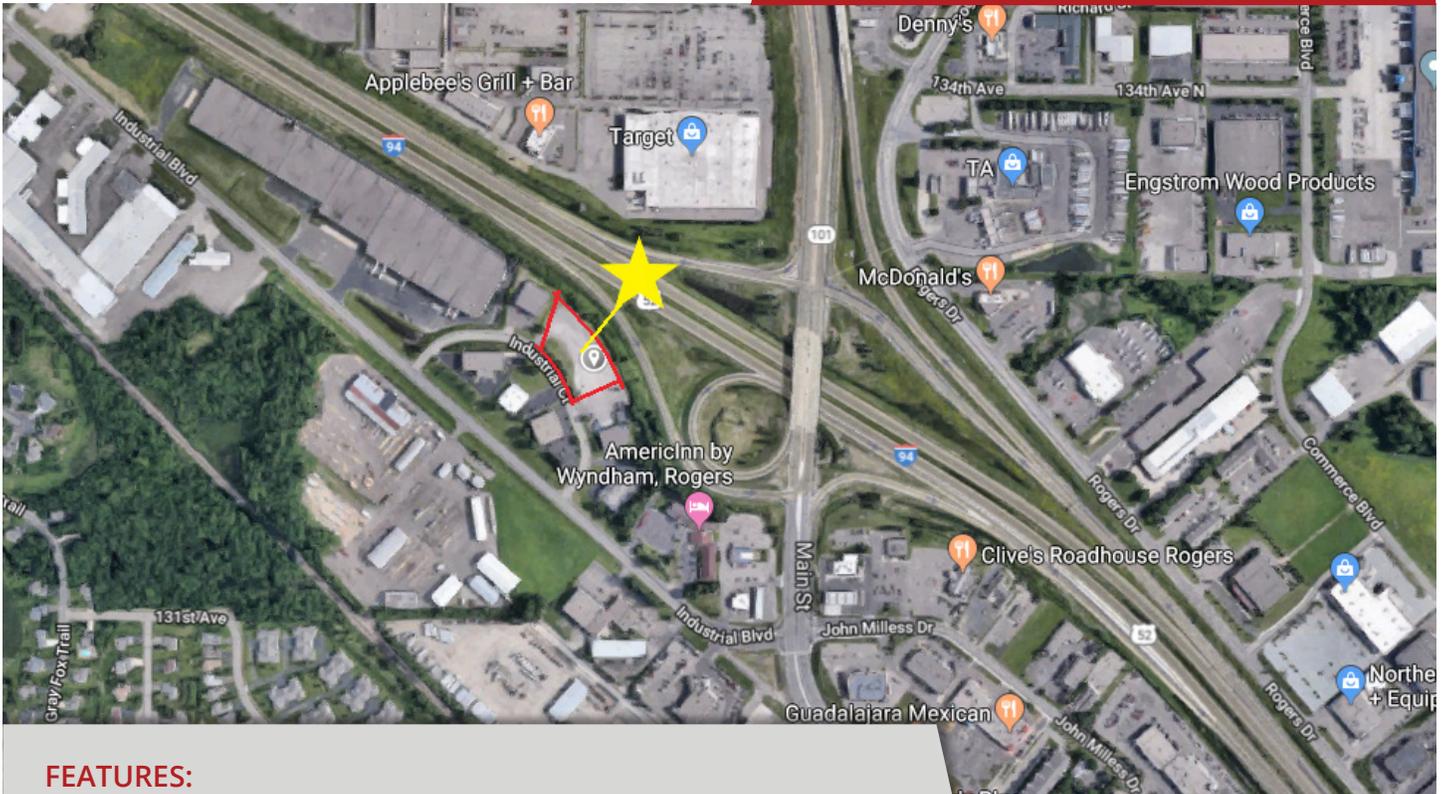


**FOR SALE** - 1.41 acres of Industrial Land



**FEATURES:**

- Approximately 355' of freeway frontage
- Great location off CR 81 & I-94
- Hard to find small industrial lot in Rogers!
- Pylon signage on-site along I-94

Sale Price  
**\$289,000**

Overview ..... 1  
Property Maps ..... 2  
Property Facts ..... 3

**FACTS:**

- ▲ City sewer and water available
- ▲ Utilities stubbed at street



**Steve Fischer**  
612.619.9911  
sfischer@arrowcos.com



**Chad Weeks**  
612.619.9911  
cweeks@arrowcos.com

**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

**COUNTY MAP**

**FOR SALE** - 1.41 acres of Industrial Land



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**PROPERTY FACTS**

**FOR SALE** - 1.41 acres of Industrial Land

PID #	23-120-23-21-0020
LOT SIZE	0.71 acres
ZONING	L1 - Limited Industry
2018 PROPERTY TAX	\$2,811.90 + \$1,611.38 (Assessments) = \$4,423.28
2019 PROPOSED PROPERTY TAX	\$2,758.33 (Excluding Assessments)

PID #	23-120-23-21-0021
LOT SIZE	0.70
ZONING	L1 - Limited Industry
2018 PROPERTY TAX	\$4,510.12 + \$1,611.38 (Assessments) = \$6,121.50
2019 PROPOSED PROPERTY TAX	\$4,382.26 (Excluding Assessments)

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