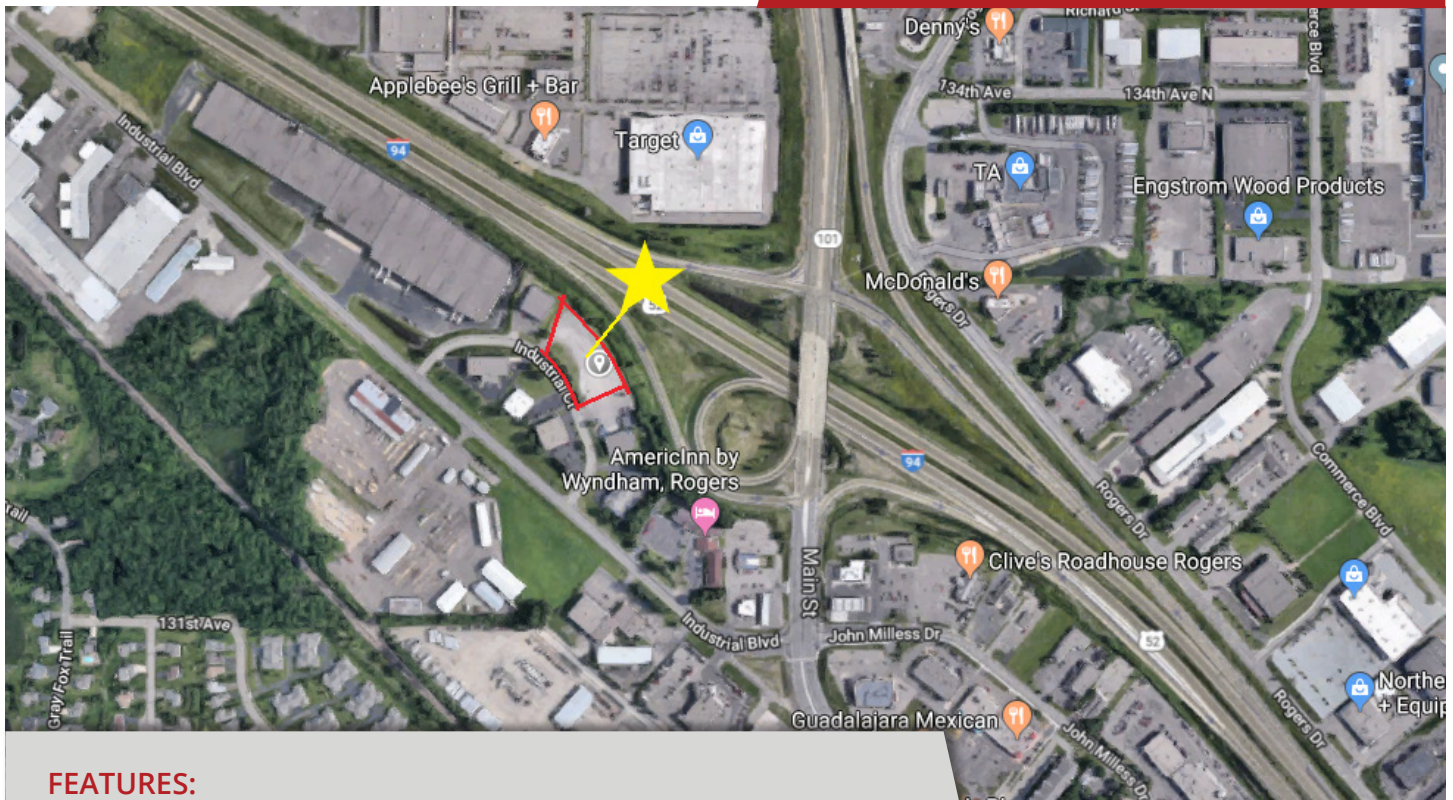


**FOR SALE** - 1.41 acres of Industrial Land

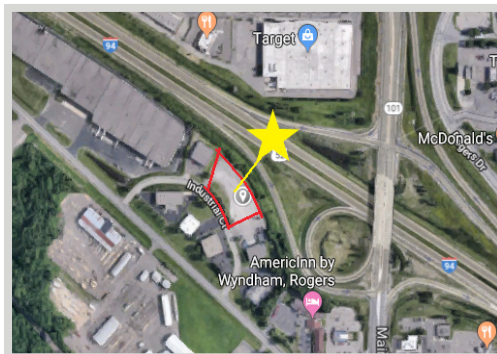


## FEATURES:

- 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**



## FACTS:

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

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**COUNTY MAP**

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



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## Rogers Industrial Land

21840 Industrial Court

Rogers, MN 55374

### 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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