

# LAND FOR SALE



## GATEWAY TO HUGO

12101 FOREST BLVD. N, HUGO, MN 55110

**SALE PRICE: \$876,000.00**

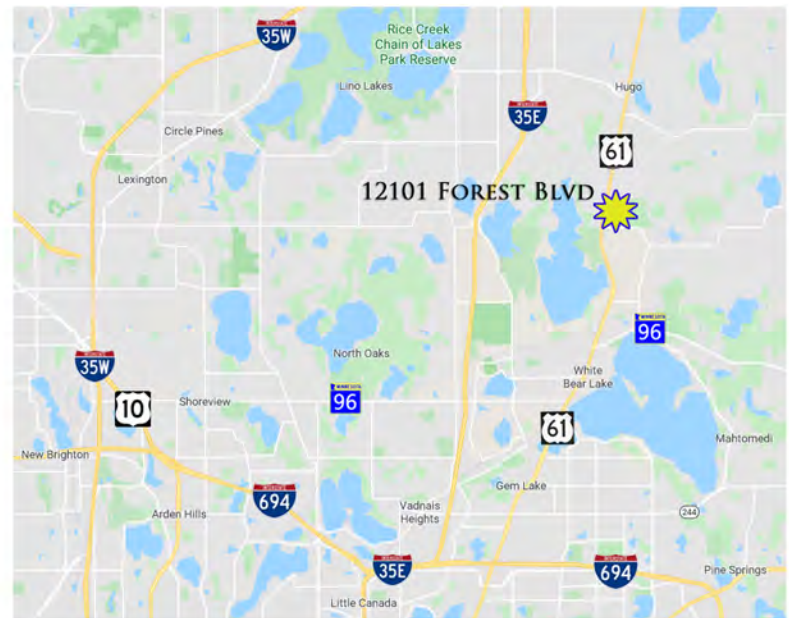
FLEXIBLE PUD ZONING  
25.22 ACRES AVAILABLE (DIVISIBLE)  
TAXES 2020 - \$3,352.00 PID 31.031.21.44.0001

### AREA #1

- 2.924 BUILDABLE ACRES
- CORNER OF HWY 61 & CTY J (120TH ST. N)
- HIGH TRAFFIC COUNT ON HWY 61
- PERFECT FOR RETAIL, RESTAURANT, SENIOR LIVING, MEDICAL OR OFFICE SERVICE

### AREA #2

- 1.363 BUILDABLE ACRES
- EAST OF HWY 61 ON CTY J (120TH ST. N)
- PERFECT FOR OFFICE, SENIOR LIVING, TOWNHOMES, SERVICE BUSINESS, OR INDUSTRIAL



## CORNER LOT OFF HWY 61

# ERSI

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REAL ESTATE  
SERVICES INC.

COMMERCIAL REAL ESTATE SINCE 1990

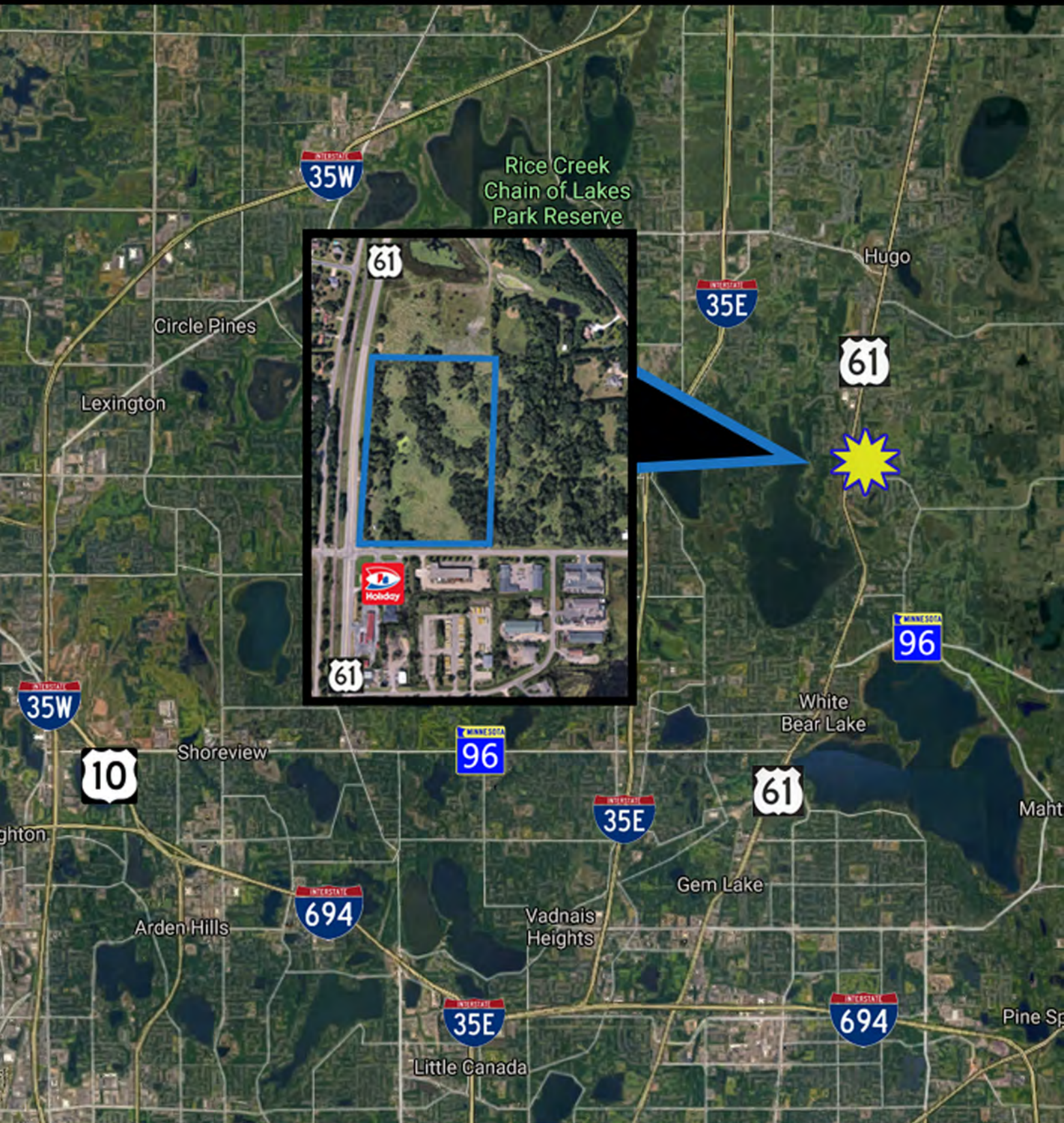
JEFF NORDNESS  
651-341-5044  
jeff@essencerealestate.com

OFFICE: 651-482-1871



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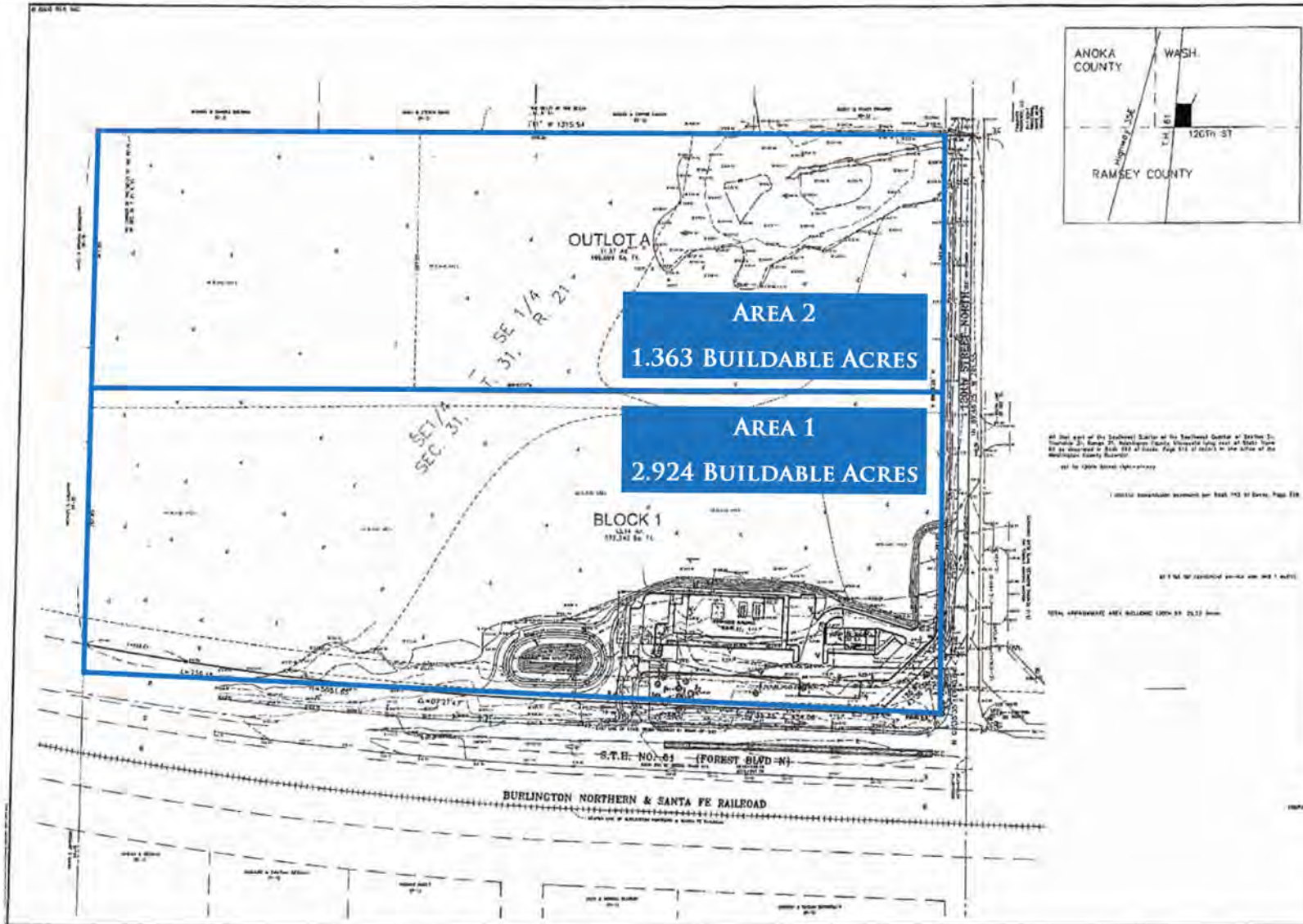
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