

LAND FOR SALE

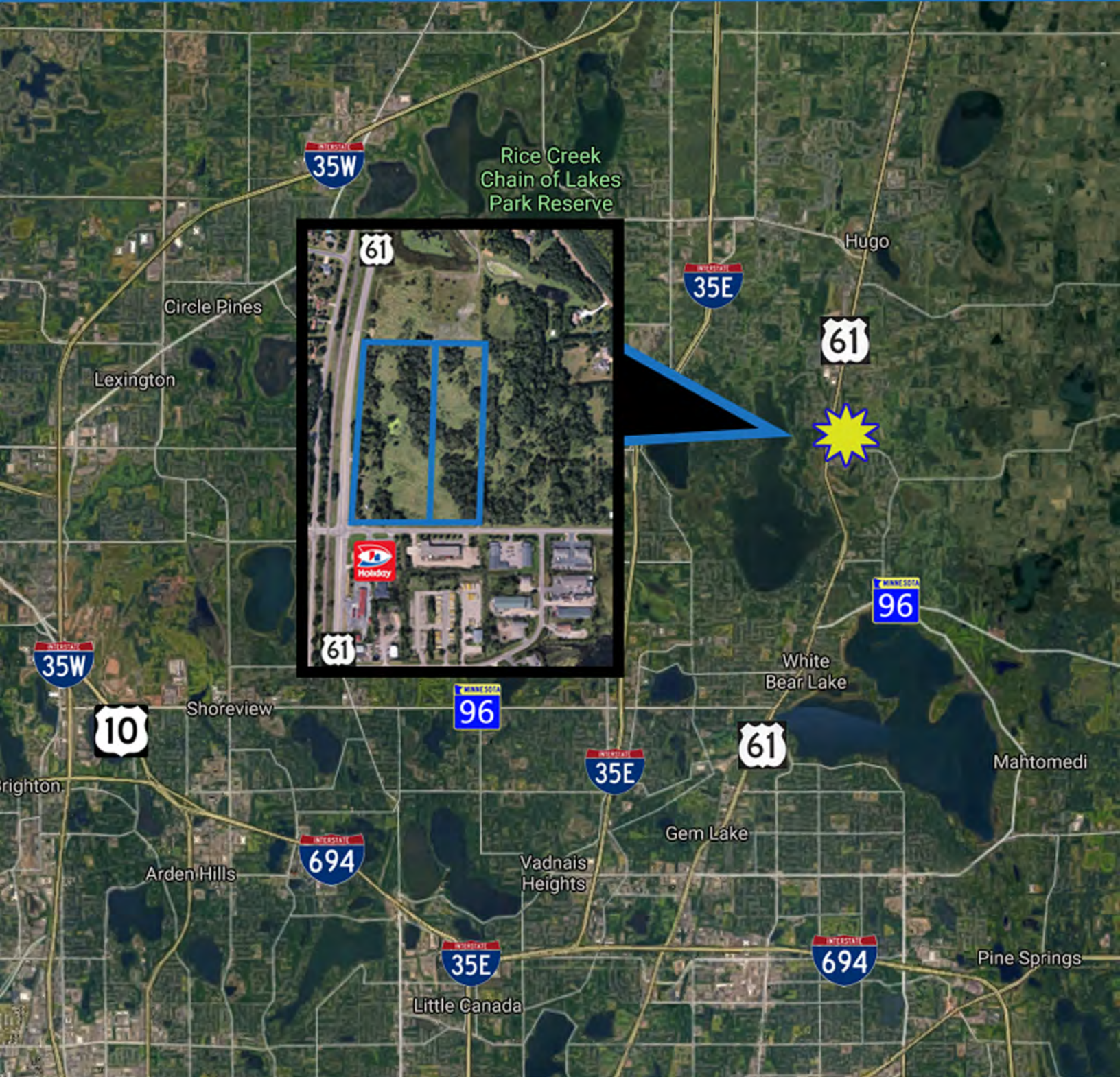
12101 FOREST BLVD No., HUGO, MN 55110

2.924 & 1.363 BUILDABLE AREAS

TOTAL AREA INCLUDING WETLANDS IS 25.33 ACRES

ERSI

ESSENCE REAL ESTATE SERVICES, INC.



CONTACT:

WWW.ESSENCEREALSTATE.COM

JEFF NORDNESS

jeff@essencerealestate.com

651-341-5044

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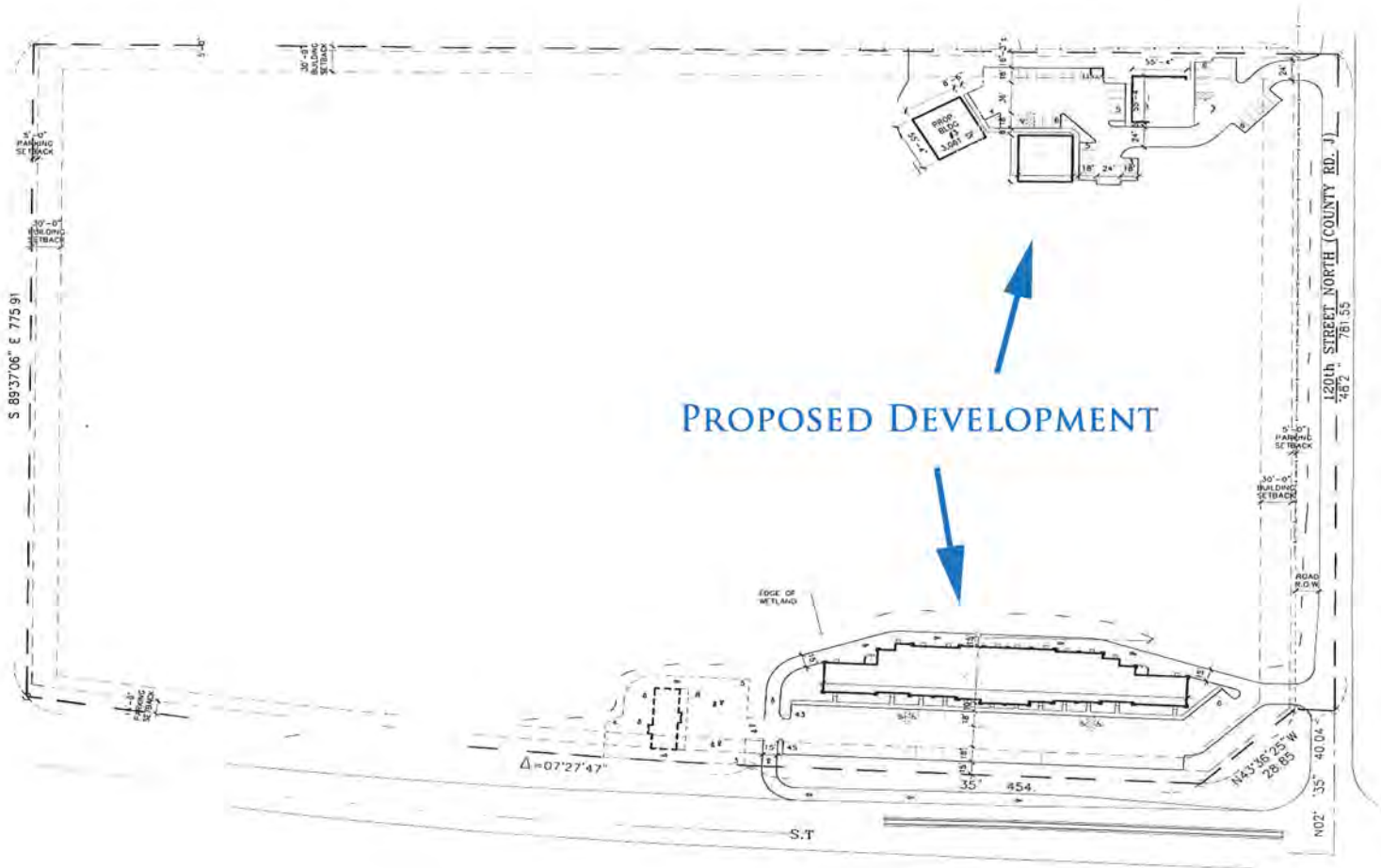
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PROPERTY HIGHLIGHTS:

SALE PRICE: \$876,000.00

FLEXIBLE PUD ZONING

2.924 & 1.363 BUILDABLE AREAS

TOTAL AREA INCLUDING WETLANDS
IS 25.22 ACRES

TAXES 2021 - \$3,276.00 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

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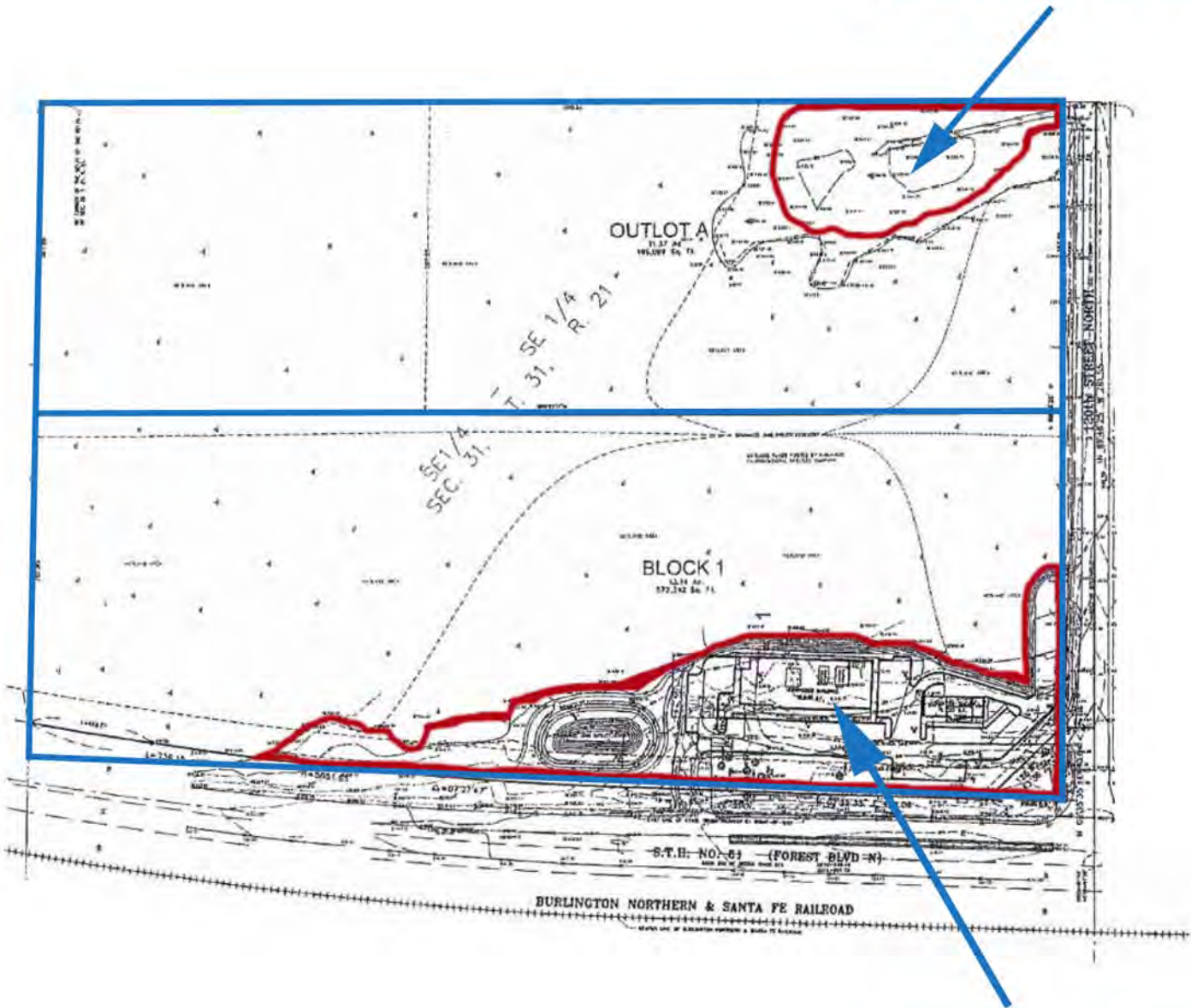
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AREA 2
1.363 BUILDABLE ACRES



AREA 1
2.924 BUILDABLE ACRES

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