



COMMERCIAL REALTY SOLUTIONS

Commercial  
Development  
Land



# COMMERCIAL DEVELOPMENT LAND

2.95 Acres

Address Unassigned 85th St NE, Otsego, MN 55330

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- ◆ Hwy 101 Visibility
- ◆ Easy Freeway Access

## TRAFFIC COUNTS - 2023

\* Parrish Ave NE - 7,900 VPD

\* 85th St NE - 958 VPD



### Businesses in the Area:

Target, Coborns, Due North Carwash, Tires Plus, Lil' Explorers, The Village of Otsego, Dunkin Donuts and more.

# PROPERTY OVERVIEW

Sales Price

\$6.50/psf

Parcel	2.95 Acres
Wright County	PID 118-377-000010
Taxes 2024	\$11,268.00
Zoned	Planned Unit Development District
Site	Level/Development Ready
Utilities	Onsite
Location	Part of Otsego's City Center Great Location in front of Target



\* Image of soon to be constructed Due North Car Wash being built on adjacent lot.  
Target Opening Date - April 2023.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.