



OTSEGO COMMERCIAL DEVELOPMENT LAND

Sales Price: \$7.49/psf **Reduced to \$6.00/psf**

Outlot C - 1.13 Acres, Outlot D .9 Acres

Address Unassigned Quantrelle Ave NE, Otsego, MN 55330

Wayne Elam, Broker
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PROPERTY LOCATION

- * East of Highway 101/169
- * Minutes from I-94
- * High Visibility Location
- * Easy Access
- * Lots Located by Mississippi River
- * Great Building Sites
- * Utilities to the Site
- * Streets are in
- * New Dunkin Donuts and dental office being built

TRAFFIC COUNTS - 2024

- * Hwy 101 - 52,000 VPD
- * C.R. 39 - 12,500 VPD



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PROPERTY OVERVIEW

Sales Price
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Parcel	Outlot C 1.13 Acres Outlot D .9 Acres
Wright County	PID 118-314-000030 PID 118-314-000040
Zoned	PUD Planned Unit Development
Businesses in Area	Riverview Landing Guardian Angel, Holiday Inn, Cold Stone Creamery, Cowboy Jack's, 101 Market, Target, Bank of Elk River, Coborn's, Nystrom & Associates, Edina Realty, Otsego Elementary, LifeGate Church, Raindrop Irrigation Services, Lil Explorers Daycare, Multiple New Apartment Projects, Furniture Store and much more!



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