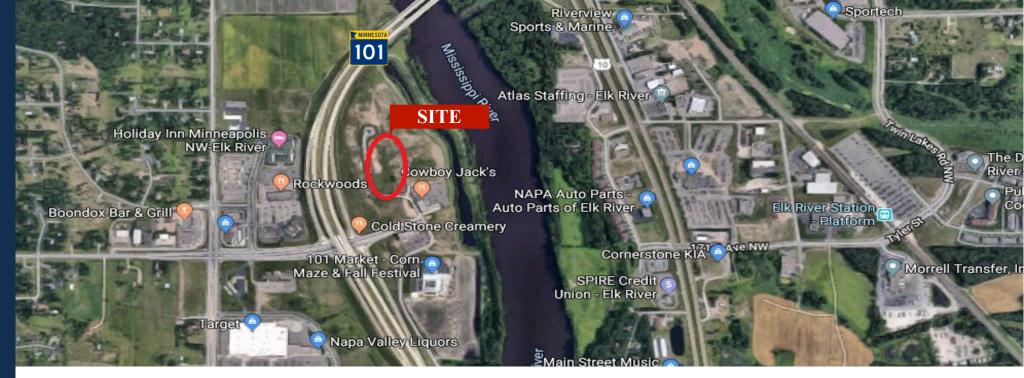


Address Unassigned Quantrelle Ave NE, Otsego, MN 55330

WElam@Crs-Mn.com



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



PROPERTY OVERVIEW

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

Outlot C 1.13 Acres Parcel

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!

