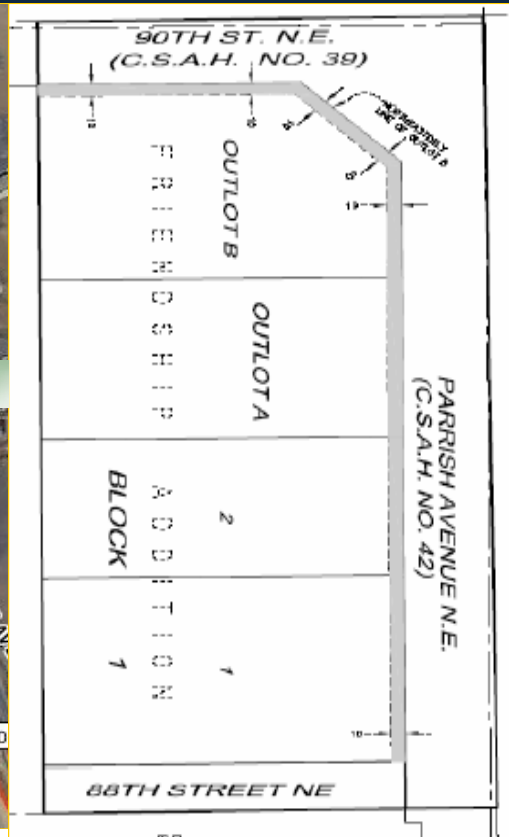


Friendship Addition



3.44 Acres
4 Lots on High Traffic Corner
\$1,277,777

Four adjacent lots in the Friendship Addition. Perfect for one or more buildings, plus parking! The corner is a bustling commercial hub one block off Highway 101, and is the primary gateway to substantial residential commuter communities. Other nearby businesses include the new Otsego Super Target, an established daycare, a busy fitness center, restaurants, gas stations, banks and professional services. Great opportunity to be a part of the growth of Otsego!

Other local retailers include:

- | | |
|-------------------------|----------------------------|
| Holiday Gas Station | Otsego Super Target |
| Holiday Inn Water Park | Godfathers Pizza |
| Rockwoods Grill and Bar | Fitness 101 (Fitness Zone) |
| Cold Stone Creamery | Hanalee Daycare |
| 101 Market | Denny's Restaurant |

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Contact:
Ron Touchette Broker
612.685.0373
ron@rocksolidcommercial.com

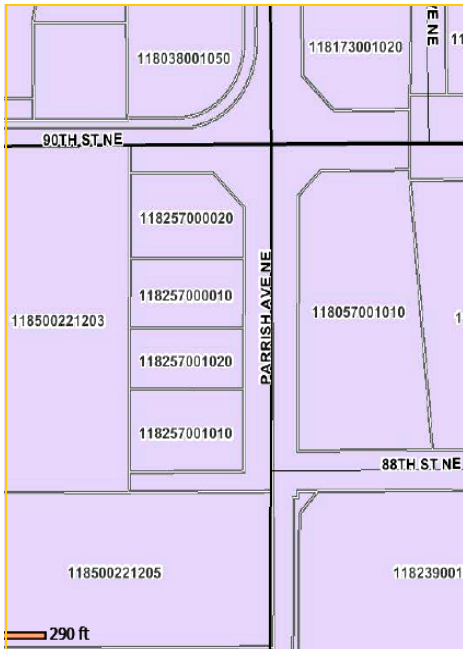
7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

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90th & Hwy 42 Otsego, MN

Site Data



Listing Price:	\$1,277,777	
Includes:	land	
Location:	Corner of 90th St. & Hwy 42 in Otsego, MN	
PID Number:		
Legal Description:	Friendship Addition	
Zoning:	B-3 General Business District	
Topography:	level	
Utilities:	Water Sewer Fuel	City water City Sewer Natural Gas
Number of Buildings:	0	
Total SF	149,746 +/-	
Acres	3.44 +/-	
Neighboring:	Commercial and residential	
General:	Excellent retail/service/office location. Area of growth and opportunity.	

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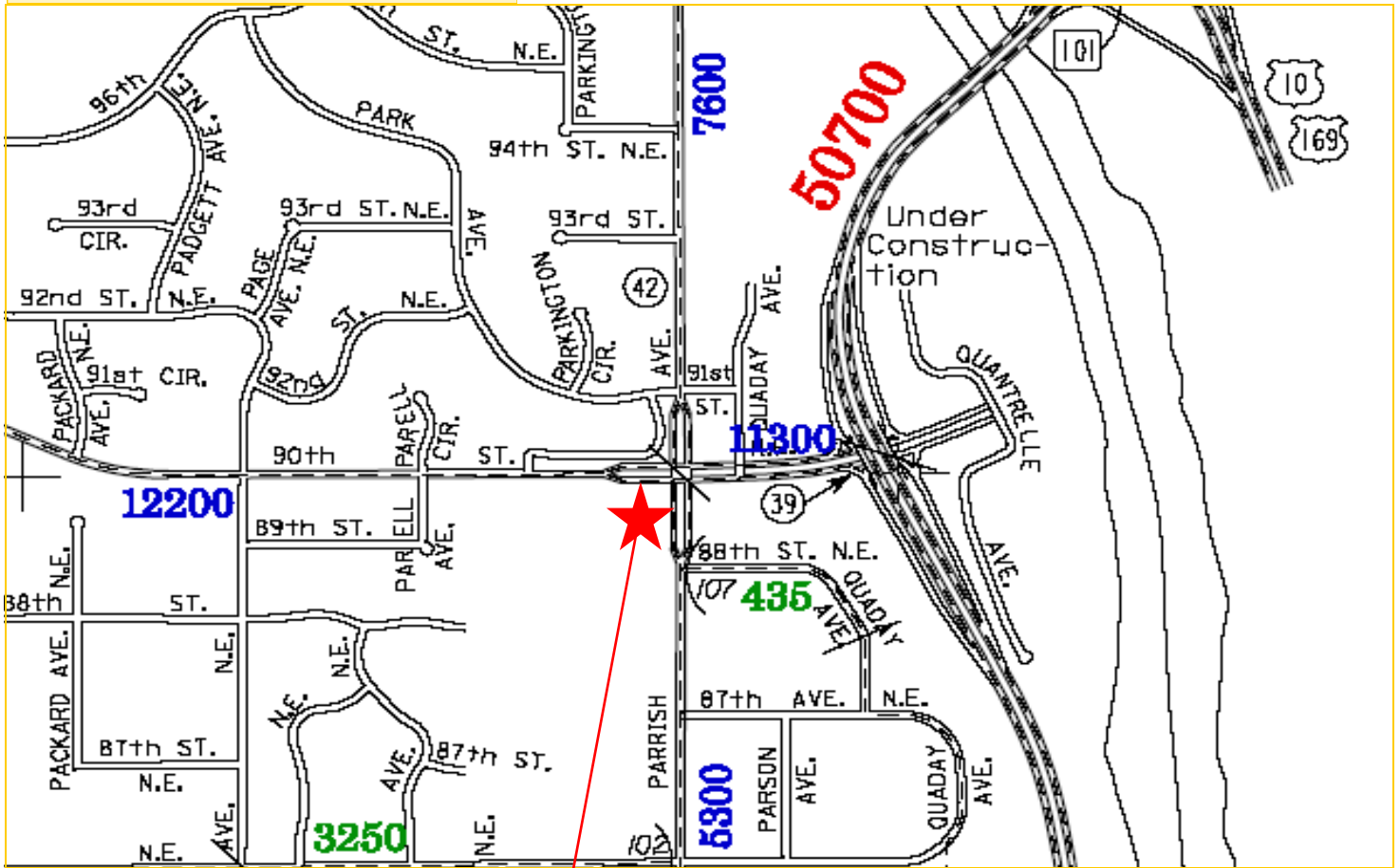
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Friendship Addition Traffic Counts

Friendship Addition Otsego, MN



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions. Copyright 2008 ROCK SOLID Commercial.

Last Updated: Thursday, April 22, 2010

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