



CUSTOM OFFICE & RETAIL SPACES

Rice County | Northfield, MN



PURCHASE ALL 5 UNITS FOR
INVESTMENT PROPERTY INCOME,
OR PURCHASE SINGLE UNITS
(SEE PRICING ON NEXT PAGE)
FOR YOUR SMALL BUSINESS.
\$810,000



Rice County
Parent
Parcel ID
2236480009



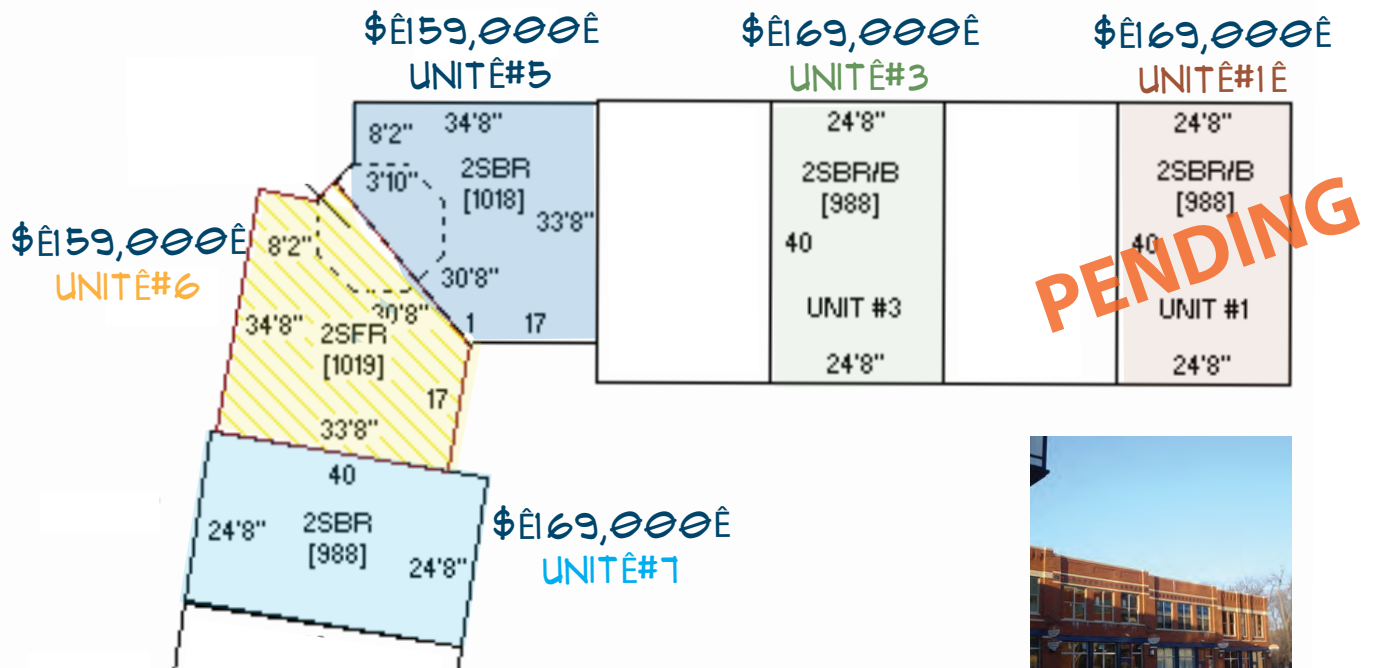
This development offers a rare opportunity for presence in one of Northfield's premier locations, close to the Cannon River, shopping, and dining.

Highway 3 Frontage.
 On corner of Second & Highway 3.
 New construction, finish to suit.
 Landscaped exterior
 Lighted parking.

Boutique feel.
 Loft upstairs.
 Between two colleges.
 Easy in/out lot.

Units 1 and 3 have a lower level.

Zoning	Commercial
Surrounding Land Use	Commercial
<u>Utilities</u>	
Natural Gas	Excel Energy
Electric Supplier	Excel Energy
Phase	3
Water Main Size (in)	16
Avg. PSI	70
Sewer Main Size (in)	15-18
<u>Communications</u>	
Telephone	Qwest, Hickory Tech
Fiber Optic	Available
Cable	Qwest
Internet	Qwest, Northfield WiFi
<u>Transportation</u>	
Highway	Yes
Interstate	6 miles
Rail	Yes
Airport	Minneapolis 40 miles
Charter	Faribault 16 miles



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Cell: 952.292.2370
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kevingreen@landvista.com
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