



**PREMIER**  
COMMERCIAL  
PROPERTIES



# Land for Sale

144th/145th & Central Ave NE, Ham Lake, MN 55304

## PROPERTY DETAILS

- ◆ Approximately 2.4 acres with high visibility to Hwy 65 (Central Ave)  
36,500 vehicles per day (MNDOT 2018)
- ◆ Access to Hwy 65 via frontage road (Aberdeen St NE)
- ◆ Commercial District 1 (CD-1) zoning allows for a variety of retail, office, service or light industrial uses (no used car sales)
- ◆ Anoka County PID # 29-32-23-42-0017
- ◆ Capable up to 2,109sf of building

## **PROPERTY DETAILS**

SALE PRICE: \$75,000.00

PROPERTY TAXES:

## **FOR MORE INFORMATION, CONTACT**

Marty Fisher/Mike Fisher

763.862.2005

[mfisher@premiercommercialproperties.com](mailto:mfisher@premiercommercialproperties.com)

[mikefisher@premiercommercialproperties.com](mailto:mikefisher@premiercommercialproperties.com)



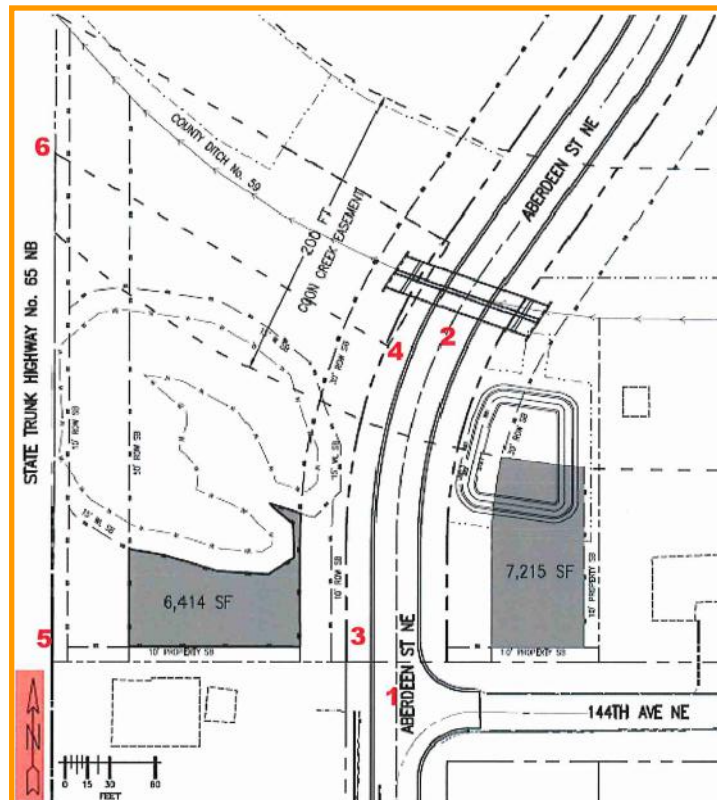
**PREMIER**  
COMMERCIAL  
PROPERTIES

# Land for Sale

144th/145th & Central Ave NE | Ham Lake MN | 55304

FOR MORE INFORMATION, CONTACT:

Marty Fisher | 763.862.2005 | [mfisher@premiercommercialproperties.com](mailto:mfisher@premiercommercialproperties.com)



**Gross land area is 2.44 acres. The land was split to allow continuation of Aberdeen St NE. Total useable acres of approximately 1/3 acre.**





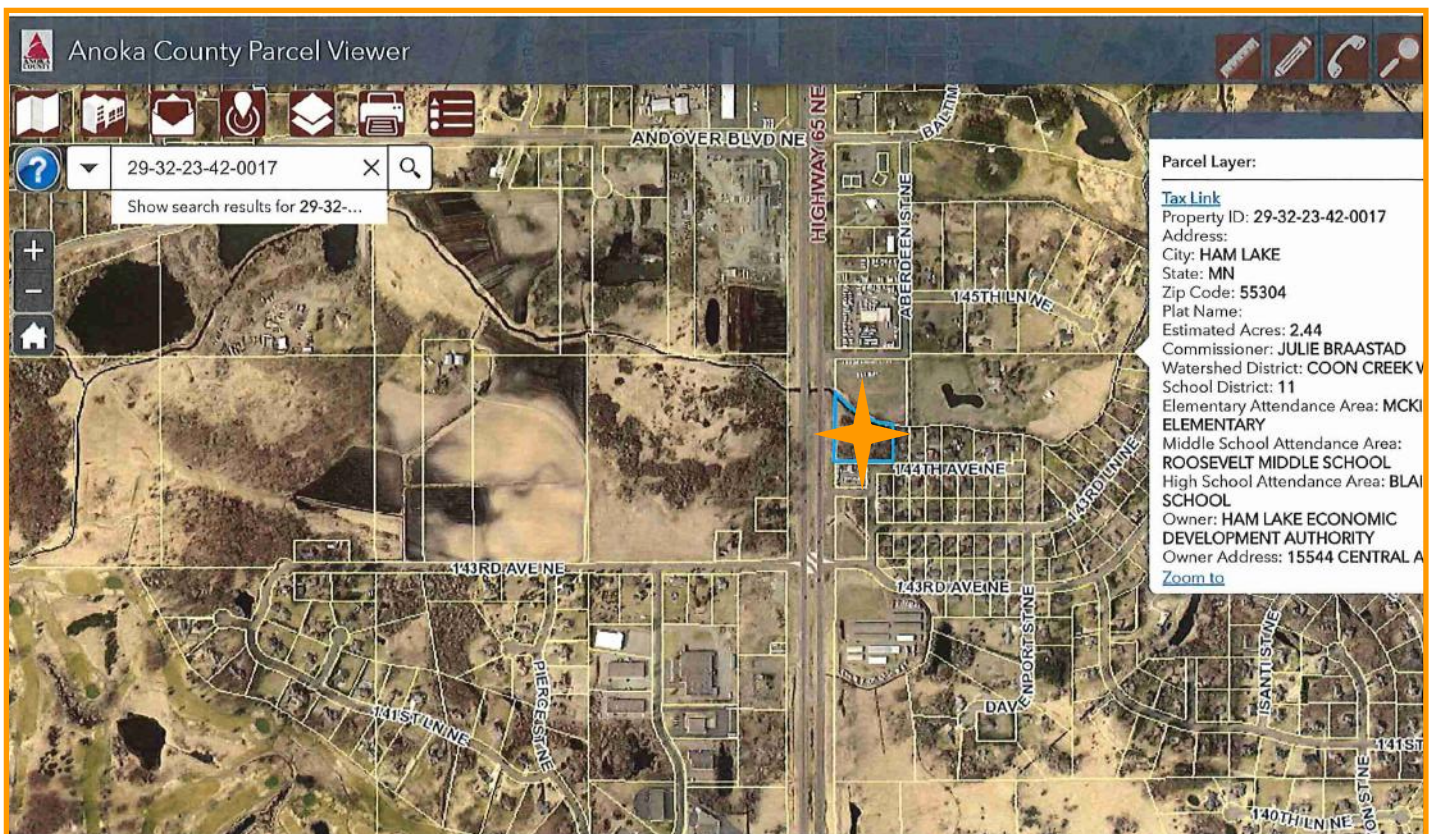
**PREMIER**  
COMMERCIAL  
PROPERTIES

# Land for Sale

144th/145th & Central Ave NE | Ham Lake MN | 55304

FOR MORE INFORMATION, CONTACT:

Marty Fisher | 763.862.2005 | mfisher@premiercommercialproperties.com



The land is capable up to 2,109 square feet of building including parking and septic. The following pages show 3 potential concepts for a site plan.



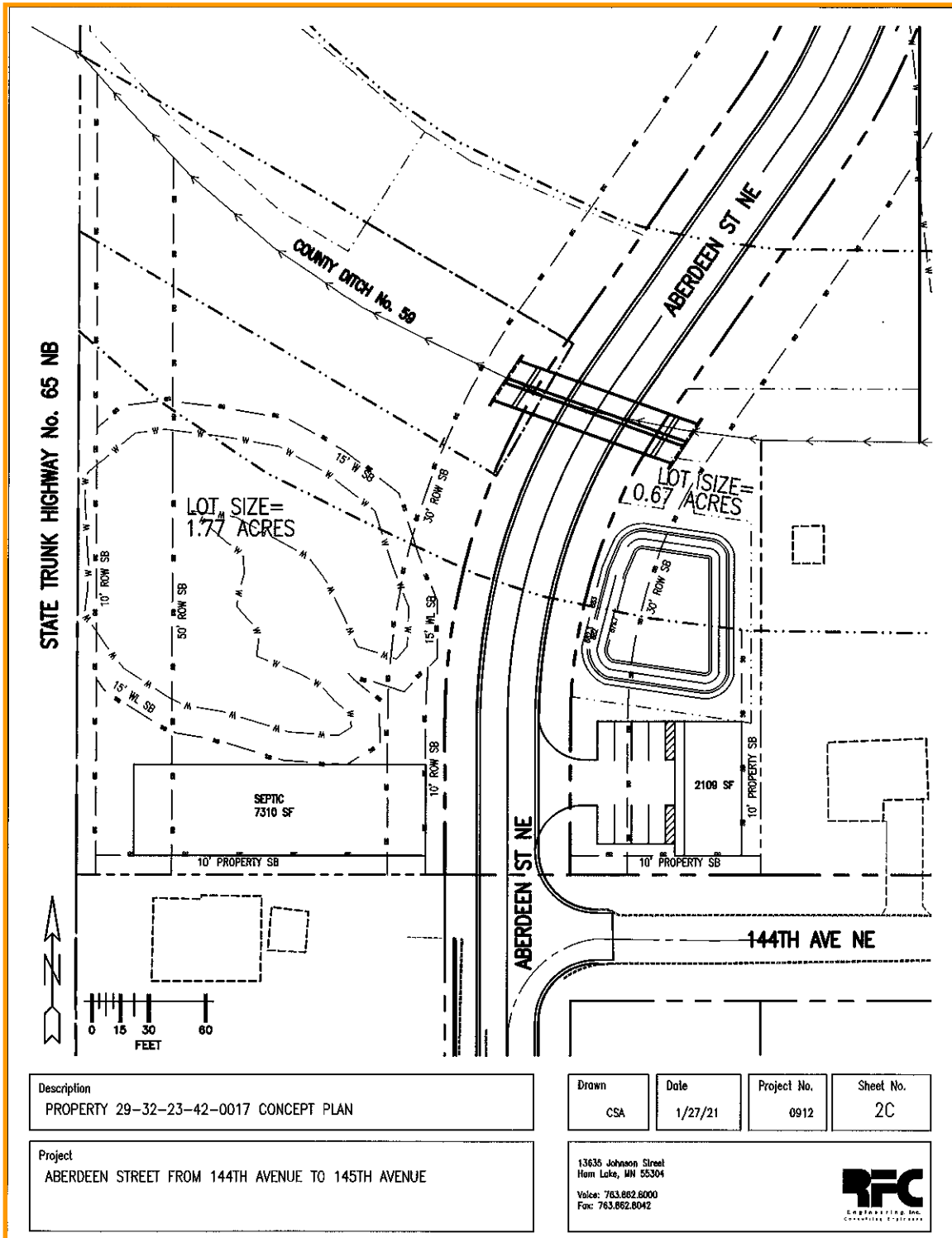
**PREMIER**  
COMMERCIAL  
PROPERTIES

# Land for Sale

144th/145th & Central Ave NE | Ham Lake MN | 55304

FOR MORE INFORMATION, CONTACT:

Marty Fisher | 763.862.2005 | mfisher@premiercommercialproperties.com





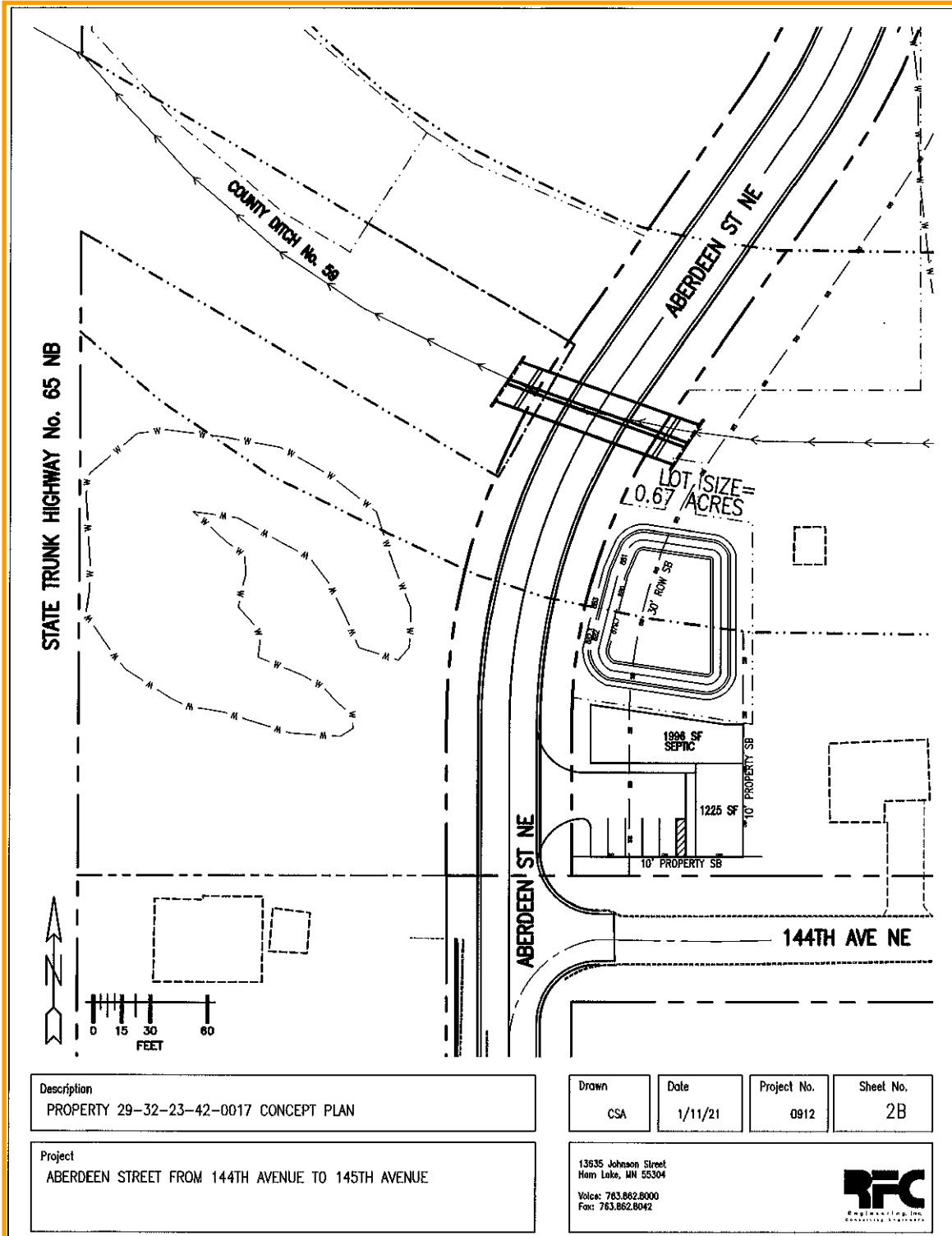
**PREMIER**  
COMMERCIAL  
PROPERTIES

# Land for Sale

144th/145th & Central Ave NE | Ham Lake MN | 55304

FOR MORE INFORMATION, CONTACT:

Marty Fisher | 763.862.2005 | mfisher@premiercommercialproperties.com





**PREMIER**  
COMMERCIAL  
PROPERTIES

# Land for Sale

144th/145th & Central Ave NE | Ham Lake MN | 55304

FOR MORE INFORMATION, CONTACT:

Marty Fisher | 763.862.2005 | mfisher@premiercommercialproperties.com

