



**PREMIER**  
COMMERCIAL  
PROPERTIES



# Land For Sale

15525 Central Ave NE  
Ham Lake, MN 55304

## PROPERTY DETAILS

- ◆ Raw Land Site
  - 5.63 gross acres, 3.65 net useable acres
- ◆ Access to Hwy 65 via frontage road
- ◆ Signage to Hwy 65/Central Ave - 32,694 vehicles per day
- ◆ Approximately 361' of frontage to Hwy 65
- ◆ CD1 Zoning provides flexible use for office, re-tail, service or light industrial uses.
- ◆ Well & Septic
- ◆ Curb cut in place

## **PROPERTY DETAILS**

SALE PRICE: \$375,000.00

PROPERTY TAXES \$6,741.06 (2022)

## **FOR MORE INFORMATION, CONTACT**

Marty Fisher/Mike Fisher

612.708.2873

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Small house / 2000



Garage set back

**SOLD**



Curb cut in place



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- ◆ Small house and garage left on parcel
- ◆ Baltimore Street is frontage to Highway 65 (Central Ave)
- ◆ Curb cut in place
- ◆ 5.63 gross acres, 3.65 net useable acres
- ◆ Available raw land (for sale) adjacent to the south
- ◆ Park land adjacent and to the east



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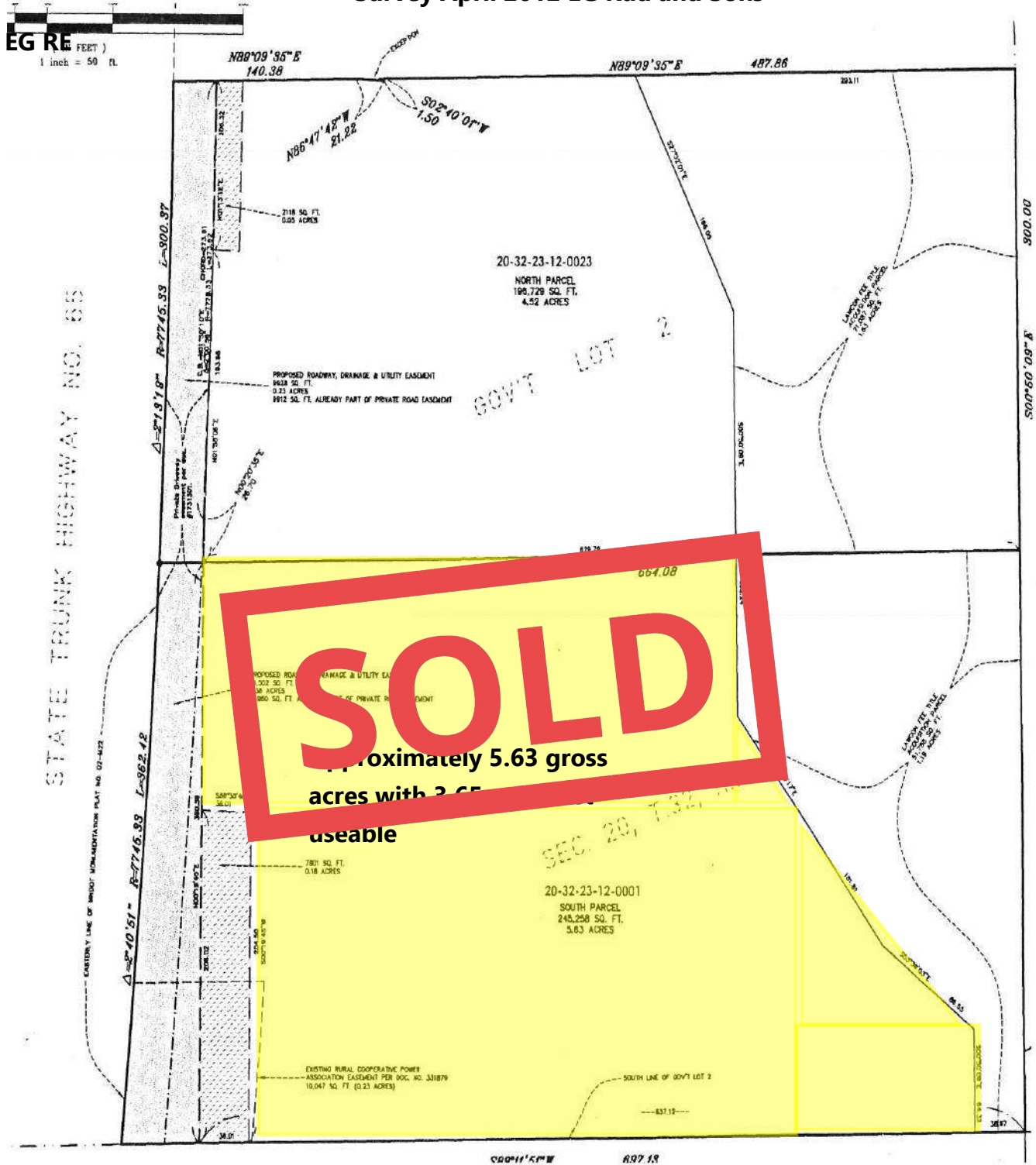
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## Survey April 2012 EG Rud and Sons





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