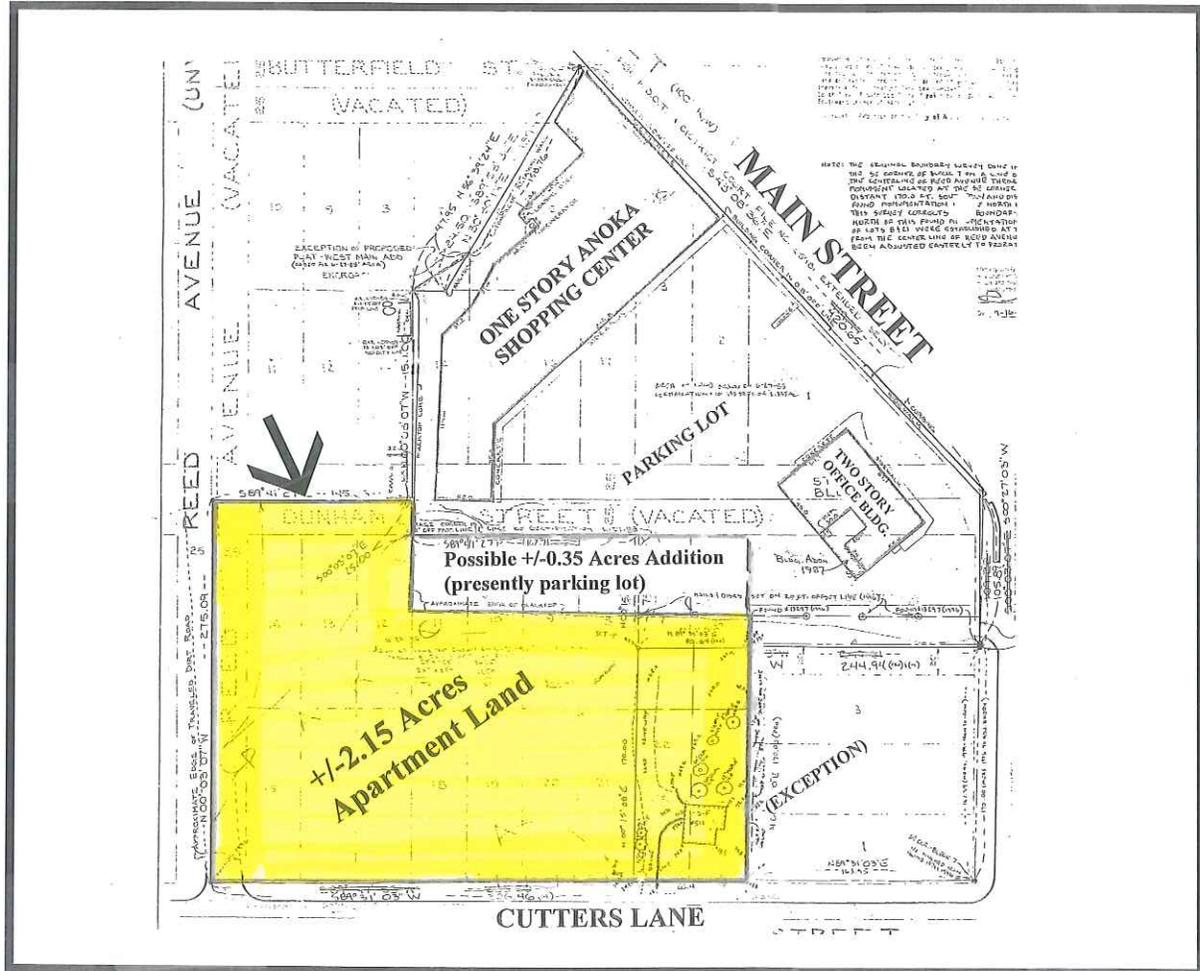


**BIG PRICE DROP----FOR SALE  
CHOICE APARTMENT OR RETAIL PARCEL  
+/-2.15 ACRES  
MAIN STREET AND CUTTERS LANE, ANOKA, MN.**



**Sale Price:** BIG PRICE DROP TO \$599,000--- cash or other terms acceptable to Seller

**Land Size:** Approximately 2.15 acres

**Features:**

1. Quality, sandy site served by full City utilities and paved street.
2. Great, close in, Anoka apartment or retail parcel.
2. Abutting Anoka Shopping Center, in City's Main Street Corridor.
4. Located immediately south of the Main St./US Hwy. 10 Interchange.
5. Many development opportunities – market rate and senior citizen apartments, assisted living, retail, office.
6. 2.15 acre site can accommodate up to 87 apartment units per City Code.
7. Site can be expanded by up to 0.35 acres. Additional abutting land may also be available.

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# FOR SALE: +/-2.15 ACRES APARTMENT LAND

