

Highway 65 and 99th Avenue Blaine, MN

For Sale



Property Description: This location at the intersection of 99th Avenue NE and Hwy 65 is one of the first signalled intersections as you enter the retail corridor in Blaine which is across Hwy 65 from the National Sports Center. North of this property along Hwy 65 and Ulysses is the new 180,000 SF Wal-Mart store and a proposed 175 Unit Luxury Apartment Complex that is scheduled to be built this summer. Hwy 65 is a major feeder line into the metropolitan area and has one of the highest traffic counts in the area.

The development consists of 4 parcels:

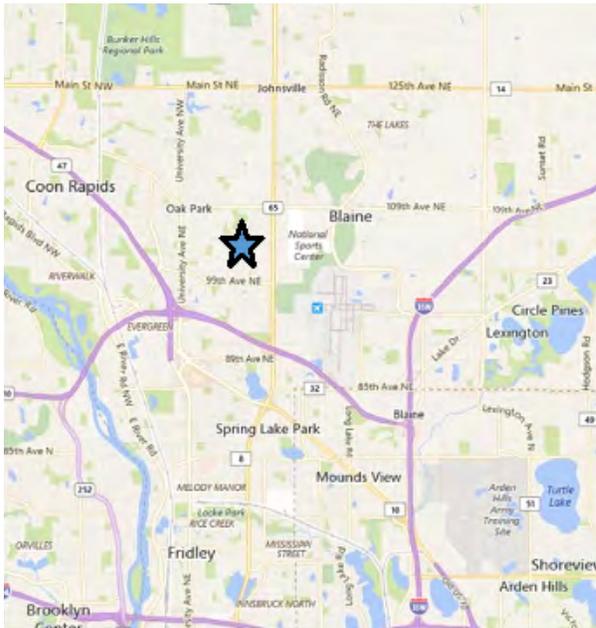
- Lot 1 was sold to Holiday Stores in 2007
- Lot 2 is a one acre site for sale.
- Lot 3 is a 2 acre site sold to QC Dance in 2016
- Lot 4 is a 1.69 Acre site virtually shovel ready with a holding pond already in place, curb, gutter, landscaping, lighting, first layer of asphalt on a portion on the lot.

The development has shared access and holding pond to maximize the size of a building allowed on the site. The 18 acre retail development to the north has seen a tremendous amount of activity for a large mixed used retail development. Ulysses Street will be required to be extended through this 18 acre parcel so virtually all traffic must pass these parcels to access all businesses to the north.

Aerial of Highway 65 and 99th Avenue NE Parcels

Lot 4
73,809 SF
less 13,470 SF for pond
\$725,000

Lot 2
43,996 SF
\$440,000



For more information contact:

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