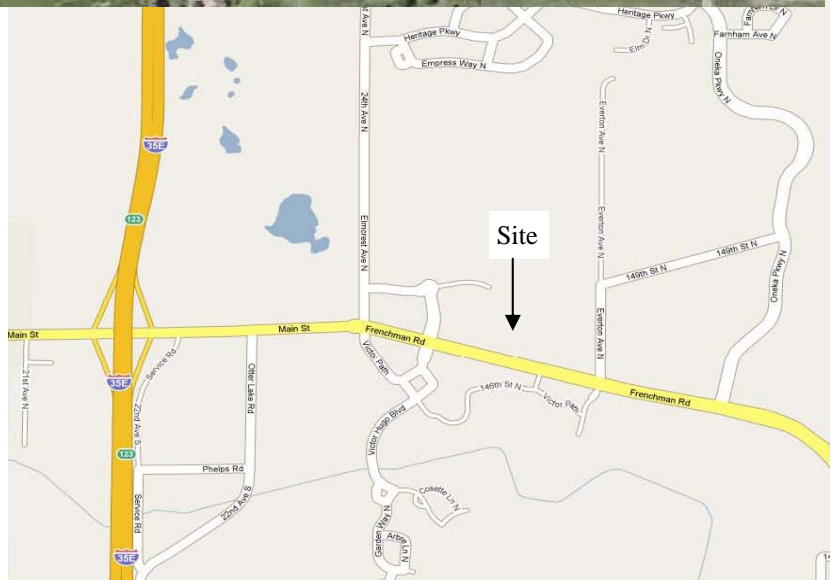


# For Sale

**Prime Retail/Medical/Office**



- **Frenchman Road (CSAH No.8)**  
**Hugo, MN**
- **1-5 Acres**
- **ZONED: Commercial**
- **High Growth Area**
- **Highway Frontage**
- **Excellent Access to I35E**

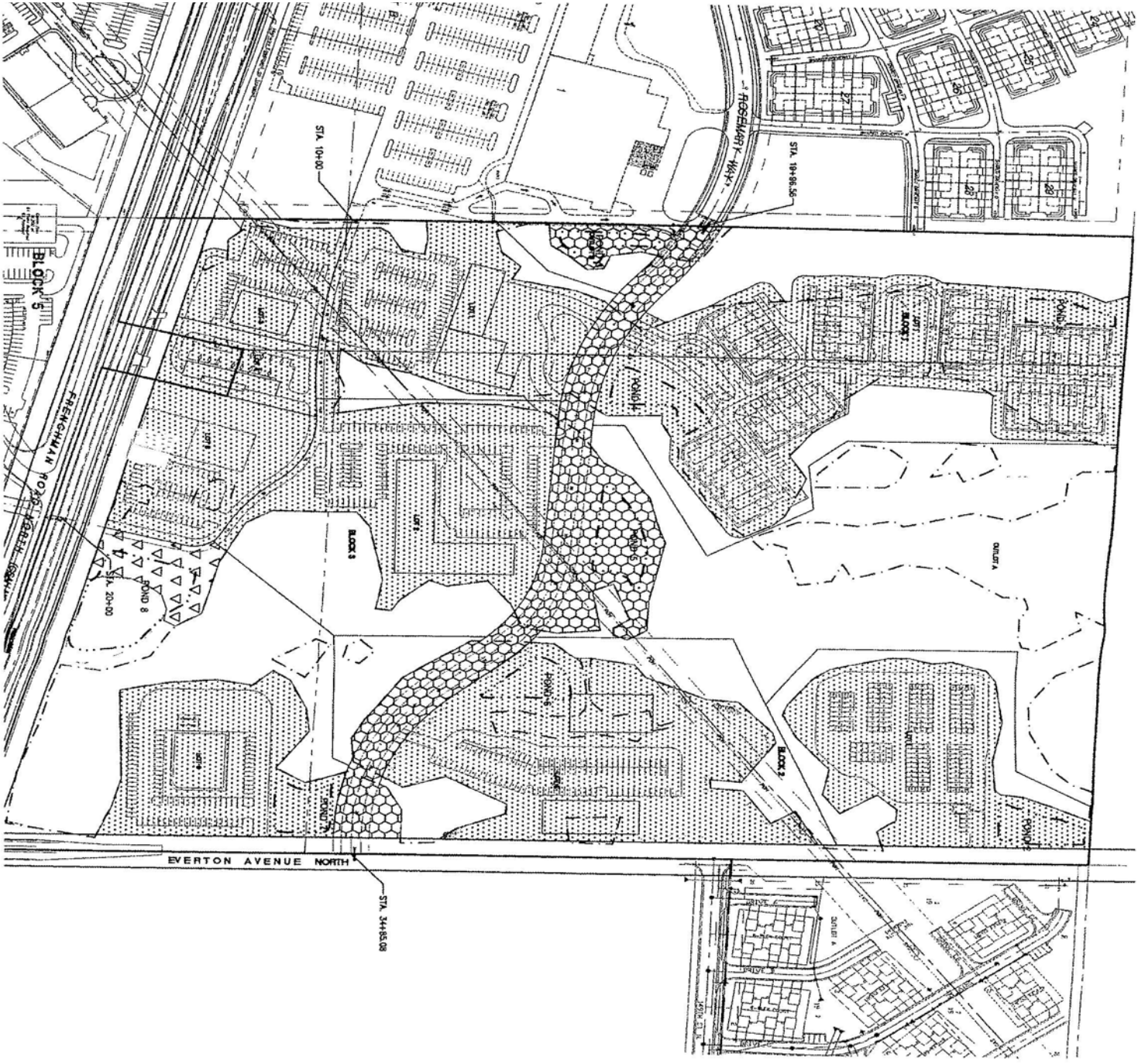





**ERSI**

*ESSENCE  
REAL ESTATE  
SERVICES INC*

**(651) 482-1871**

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**GOHER STATE ONE CALL**  
 Ten City Area 651-641-0002  
 Mn. Toll Free 1-800-232-1166



-  DEVELOPABLE AREA
-  PUBLIC STREET GRADING AREA
-  PRIVATE STREET GRADING AREA

**DEVELOPABLE AREAS**

LOT 1 BLK 1	246,236	SF
LOT 1 BLK 2	329,288	SF
LOT 2 BLK 2	91,280	SF
LOT 1 BLK 3	122,707	SF
LOT 2 BLK 3	145,988	SF
LOT 3 BLK 3	49,854	SF
LOT 4 BLK 3	35,611	SF
LOT 5 BLK 3	75,904	SF
LOT 6 BLK 3	167,629	SF
<b>TOTAL:</b>	<b>1,116,514</b>	<b>SF (25.63 AC)</b>

**PUBLIC STREET**  
 1,488.52 L.F. 3.52 AC GRADED AREA

**PRIVATE STREET**  
 1,000.00 L.F. 0.56 AC GRADED AREA

