ERSI | ESSENCE REAL ESTATE SERVICES, INC.

COMMERCIAL *REAL ESTATE SINCE 1990*

FOR SALE

VICTOR PATH BUILDING

4644 VICTOR PATH, HUGO, MN 55038

- SALE PRICE: $993,000.00
- APPROX.: 3,595 SF
- PID: 19.031.21.24.0076
- TAXES 2025: $24,028.00
- FULLY EQUIPPED PET HOSPITAL
- EQUIPMENT COST NEGOTIABLE
- OTHER USES INCLUDE: OFFICE, MEDICAL, RETAIL, OR SERVICE
- RAPIDLY GROWING COMMUNITY
- HIGH TRAFFIC AREA
- DIRECT VISIBILITY AND ACCESS TO FRENCHMAN ROAD
- EXCELLENT ACCESS TO I-35E AND HIGHWAY 61
- AREA AMENITIES: FESTIVAL FOODS, BLUE HERON RESTAURANT, KWIK TRIP, DUNN BROTHERS, CARIBOU, MCDONALDS, AND MORE

CONTACT:

JEFF NORDNESS
jeff@essencerealestate.com
(651) 341-5044

WWW.ESSENCEREALESTATE.COM

BUSINESS MAP

4644 Victor Path, Hugo, MN 55038

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FLOOR PLAN

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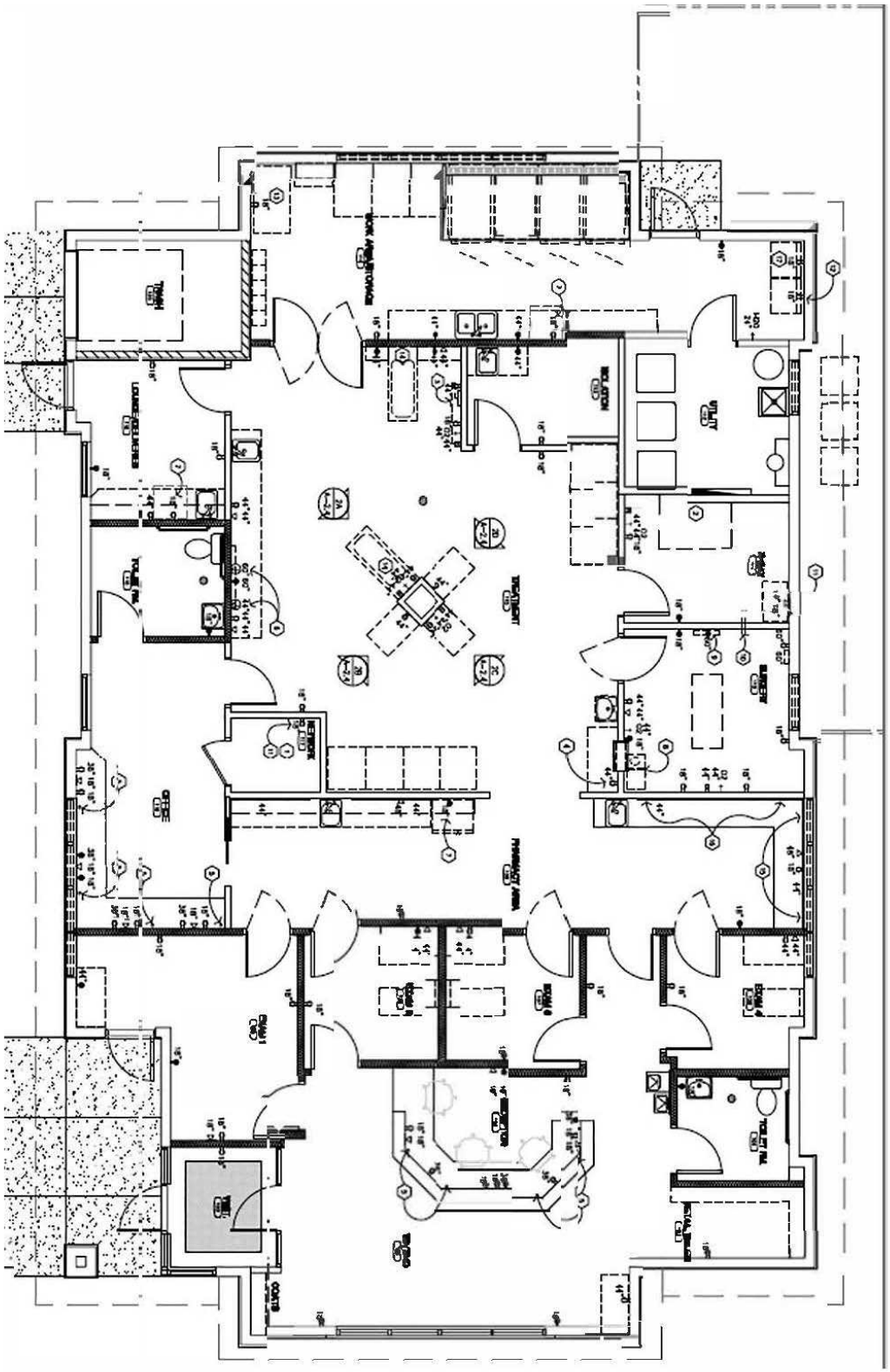

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BUILDING AND LAND SURVEY

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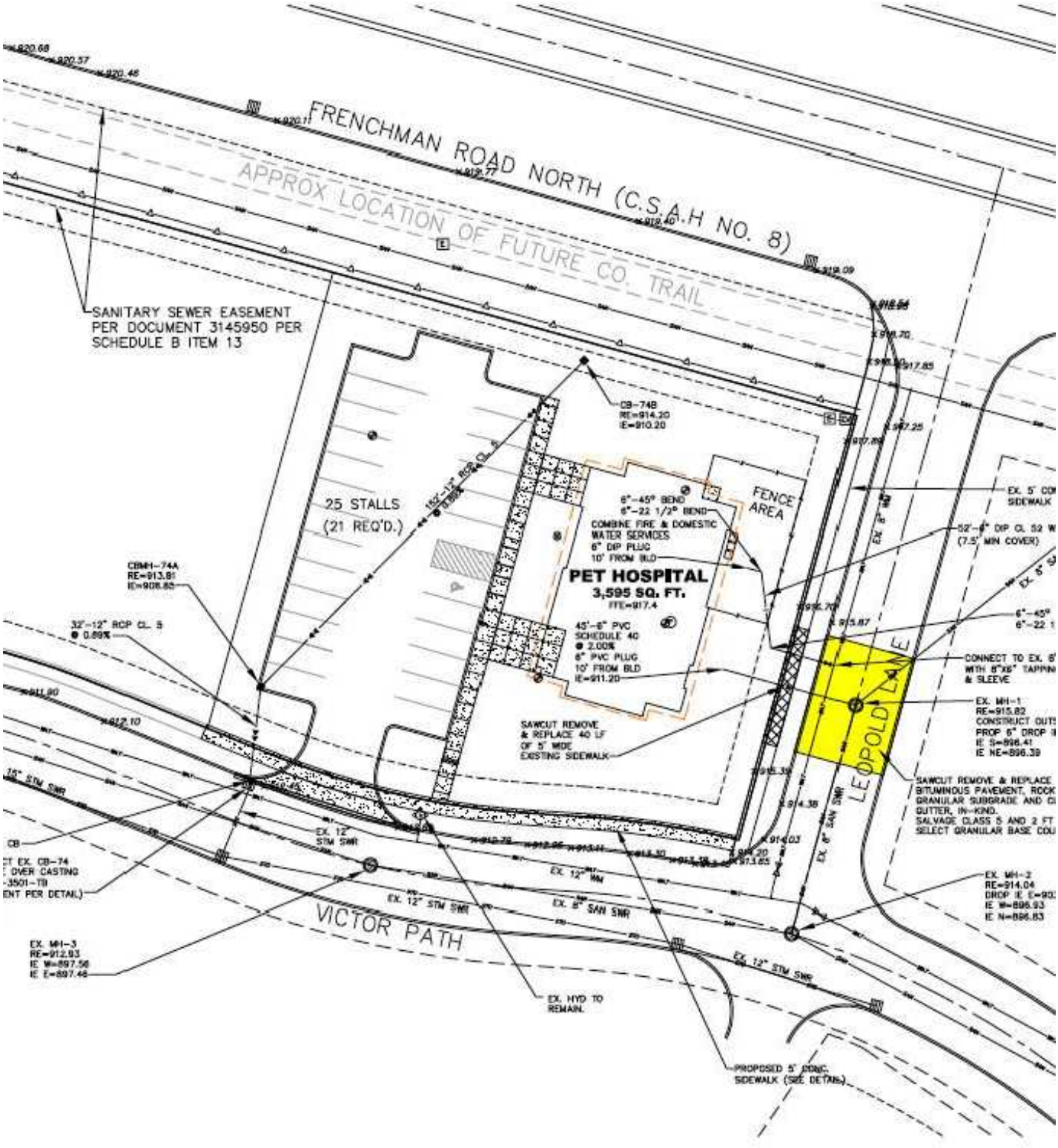

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