

PROPERTY FOR SALE >

# Rogers Commercial Center

20870 Rogers Drive | Rogers, MN 55374



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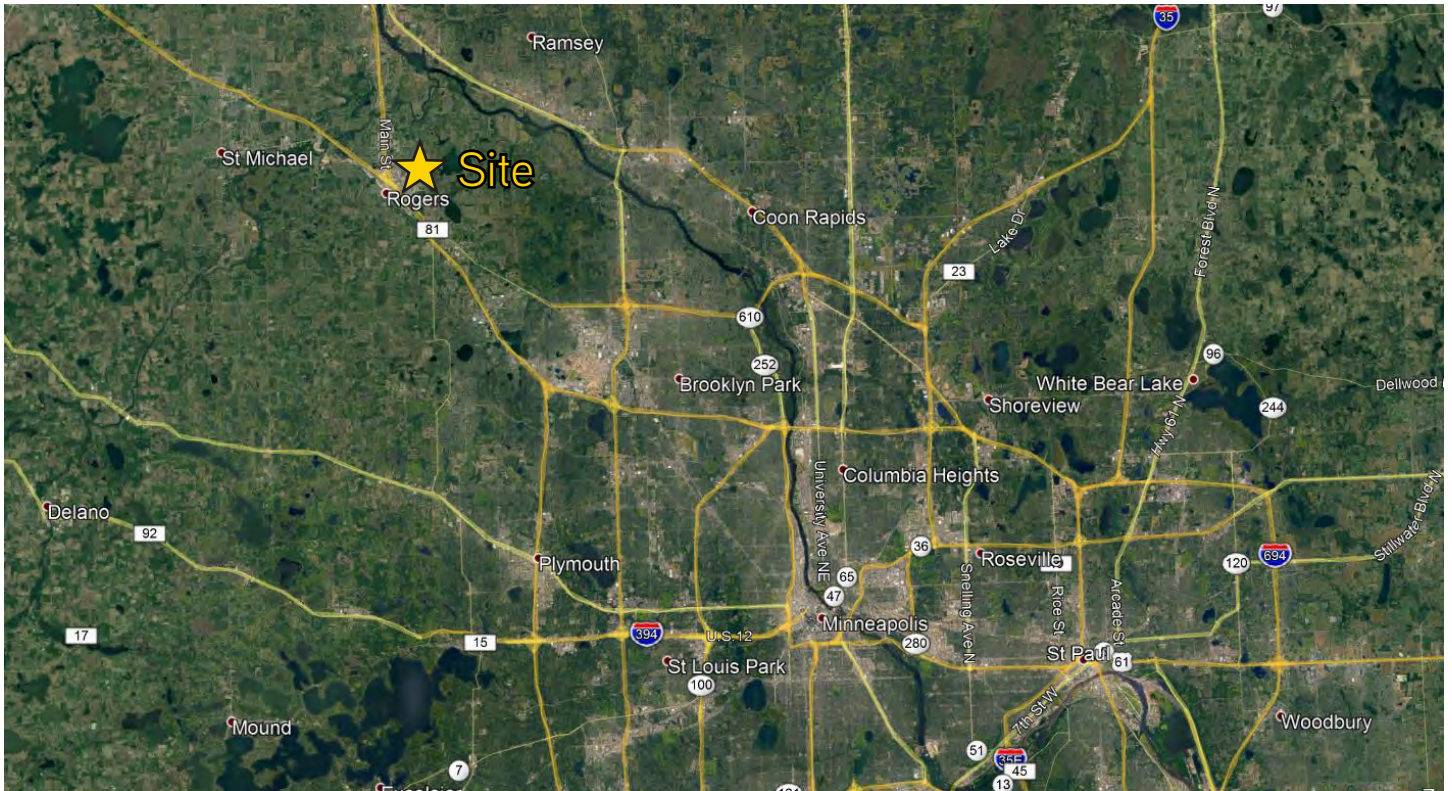
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The map displays the area around Rogers, Oklahoma. A black dot marks the location of 20870 Rogers Dr, situated at the intersection of Rogers Dr and I-94. The map shows various streets including Main St, Main St, and Main St. It also features Diamond Lake and French Lake. The address 20870 Rogers Dr is clearly labeled on the map.





## PROPERTY INFORMATION

Address:	20870 Rogers Drive, Rogers, MN 55374
Building Size:	46,865 square feet
Available Space:	30,021 (Former Gander Mountain space)
Year Built:	2007
Site Size:	5.2227 acres
Property ID:	23-120-23-11-0023
Signage:	Pylon sign with visibility to I-94 with an average daily traffic count of 100,000 vehicles, as well as monument signage on Commerce Drive
Clear Height:	22'
Loading:	Three (3) 4' high dock doors Two (2) 14' x 14' drive-in doors
Parking Stalls:	277
Parking Lot:	Potential for future lot split - retail outlot site
2018 Estimated Taxes:	\$208,455.91 (\$4.45 per square foot) taxes currently being appealed
Sale Price:	\$3,750,000 (\$80.02 per square foot)





## ROGERS COMMERCIAL CENTER > AERIAL



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