

Shovel-Ready 0.43-Acre Parcel in NW Rochester's Prime Growth Corridor

XXX 40th Ave NW, Rochester, MN 55901



\$220,089



0.43 Acres

- **Shovel-Ready & Site-Planned:** Features completed preliminary site planning to streamline design, approvals, and future development.
- **Prime West Circle Drive Corridor:** Situated just off West Circle Drive and 41st St NW in one of Rochester's most active commercial hubs.
- **High-Visibility & Daily Traffic:** Excellent exposure with high daily traffic counts (19,623 ADT) and seamless accessibility to major thoroughfares.
- **Flexible Commercial/Industrial Zoning:** Versatile zoning accommodating a wide array of uses —ideal for an owner-user, custom build, or commercial investment.



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