



Residential Land For Sale

XXX 20 1/2 Ave Lane NW, Rochester, MN 55901



Lot Size	2.21 Acres
Sale Price	\$225,000.00
Property Tax	Contact Agent
Zoning	R-1 (Residential)

- 2.21 acres of R-1 zoned residential land
- Positioned on the edge of a well-established neighborhood in Rochester, MN
- Convenient access to 55th Street NW and US 63
- Proximity to major retailers, Sam's Club, Walmart, PetCo, and restaurants



Bucky Beeman

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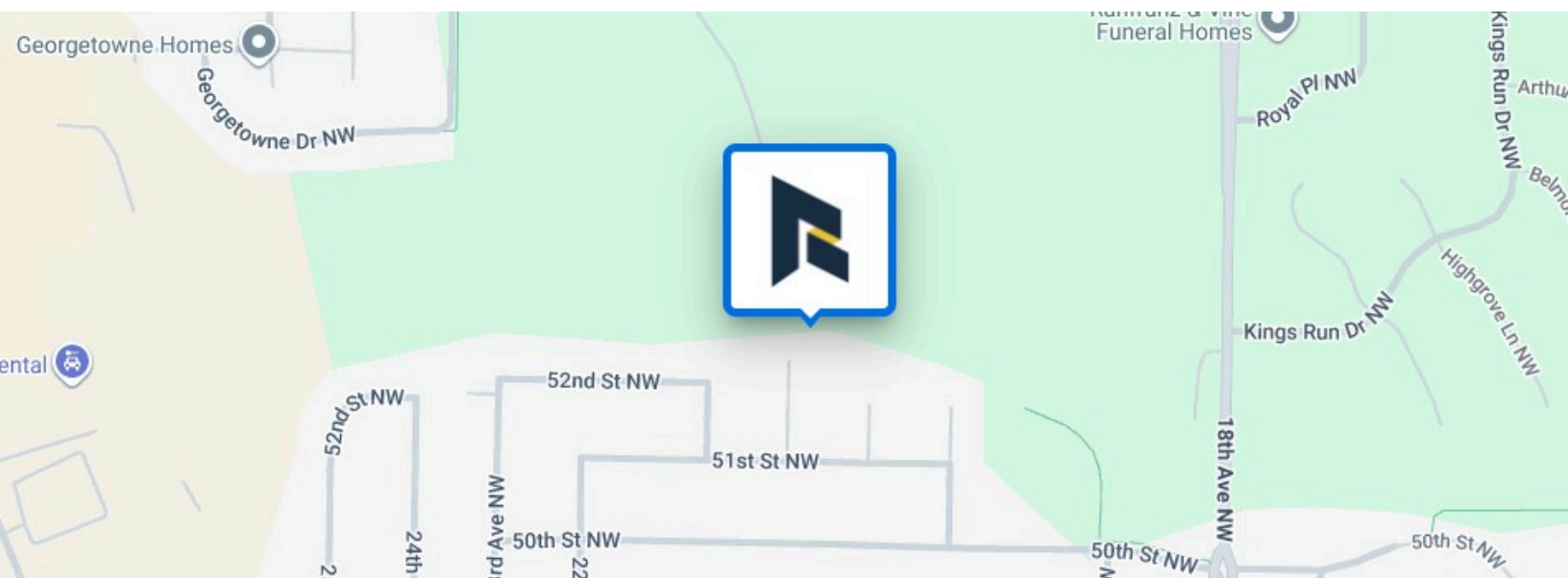


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Discover an exceptional 2.21-acre land opportunity on the edge of a well-established residential community in Rochester, Minnesota. Zoned R-1, this property offers a balance of natural beauty and development potential, making it an attractive option for both investors and individuals looking to build.

The site features a scenic local creek running along its edge and a wooded landscape—creating a peaceful setting that can be preserved or cleared to accommodate future plans. Conveniently located just minutes from 55th Street NW and US 63, the property provides quick access to amenities such as Sam’s Club, Walmart, PetCo, and nearby dining options.

Preliminary planning work has been completed, offering a strong foundation for streamlined development or customized residential design. With its prime location, accessible layout, and natural surroundings, this property presents a great opportunity to create something exceptional in Rochester’s NW area.



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