

# 4670 Nicols Rd. Eagan, MN 55122



## FOR SALE

SALE PRICE: \$699,000  
PROPERTY TYPE: LAND  
COUNTY: DAKOTA  
REDEVELOPMENT OPPORTUNITY

## ABOUT THE PROPERTY

- Three bedroom house onsite built in 1963
- Single and double car garages and shed
- Well and septic onsite
- High traffic, commercial area in Eagan, MN

## MORE FEATURES

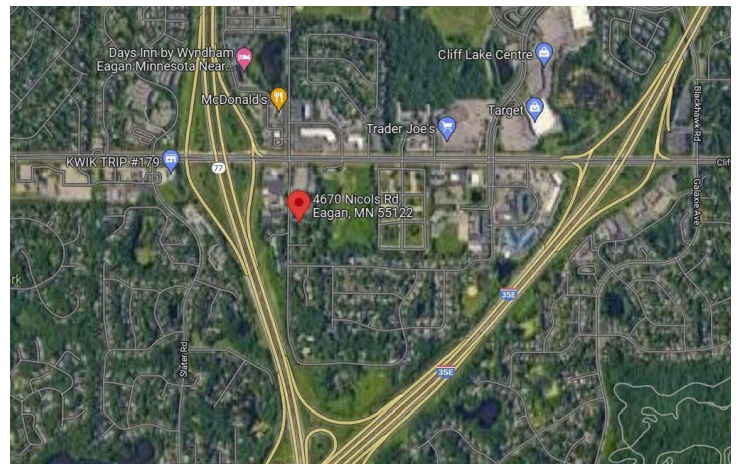
SIZE:

1.18 acres/51,400 s.f.

PID# 10-03100-04-06

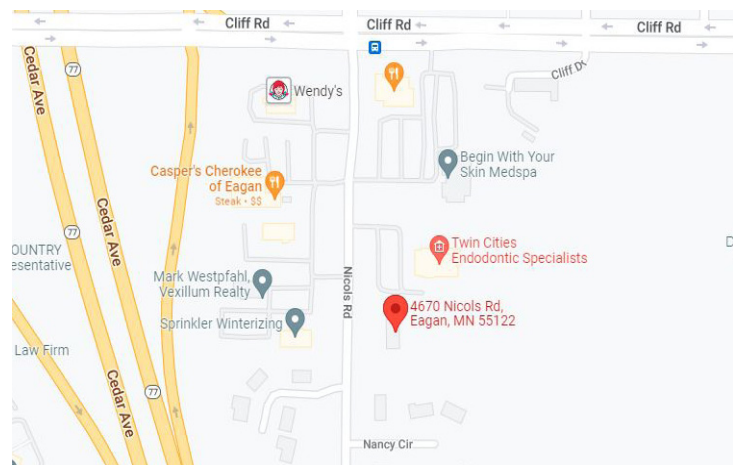
ANNUAL TAX: \$2,784

ZONING: Limited Business may remain residential



## ABOUT THE AREA

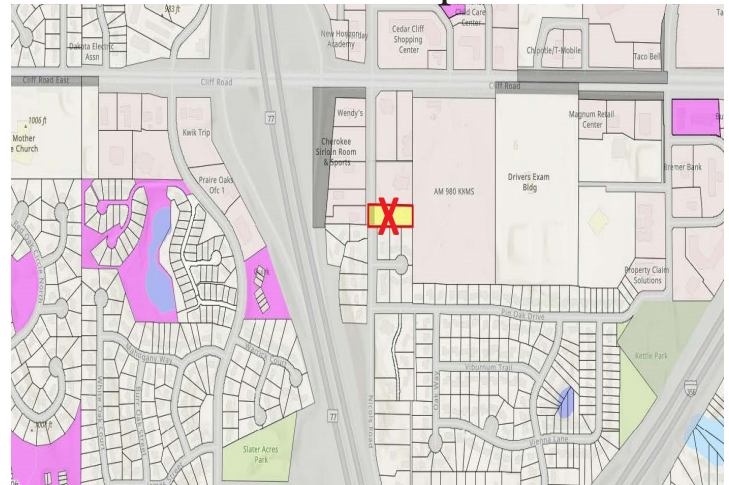
Eagan is a Southern suburb of St. Paul/ Minneapolis with an estimated population of 64,854 in 2012 and is the 4th largest suburb in the Twin Cities and just minutes away from the MSP Airport. Eagan has three times been named in the top 20 "Best Places to Live in the U.S." by MONEY magazine.





## OTHER VIEWS

Plat Map



View of Backyard



Rear View of House

