



COMMERCIAL REALTY SOLUTIONS

For Sale Commercial Lots xxx Highway 241, St. Michael 55376



PROPERTY INFORMATION

- * Pricing from **\$6.00 - \$12.00/psf**
- * Multiple Lots available
- * Maple Grove is 20 minutes away
- * Fox Hollow Golf Club is minutes from St. Michael and hosts 27 holes of championship golf!
- * Zoning: Commercial
- * Great location for Medical, Office, Commercial!
- * Build Ready
- * Assessments Paid
- * Proposed Asgard Development including
 - Multi-Family Units
 - 25,000/sf Wellness Center
 - Swimming Pool and Hot Tub
 - A Cafe and Wine Bistro



WAYNE ELAM

President, Broker

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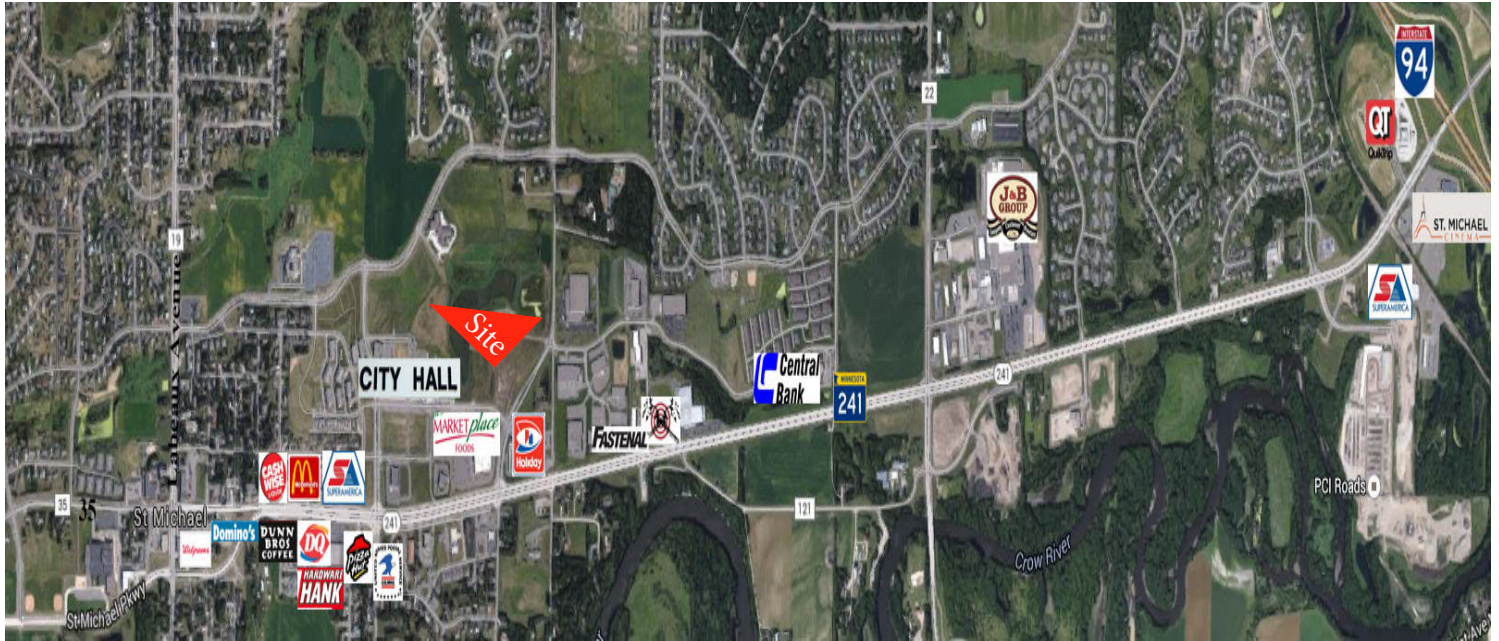
3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@commrealtysolutions.com

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- * St. Michael is centrally located between St. Cloud and Minneapolis along I-94
- * Convenient location to I-94, TH 101 and TH 241
- * 25 Miles to Downtown Minneapolis
- * Located near City offices, shopping and services
- * Students in St. Michael consistently surpass state & national testing on ACT
- * St. Michael was ranked #8 Best City in Minnesota
- * Close to multiple 18-Hole Golf Courses
- * Minutes from the Albertville Premium Outlet Mall
- * Rural and Small Town feel
- * Located in Wright County

TRAFFIC COUNTS - 2017

- * Main Street - 12,800 VPD
- * Highway 241 - 22,200 VPD
- * I-94 - 68,000 VPD

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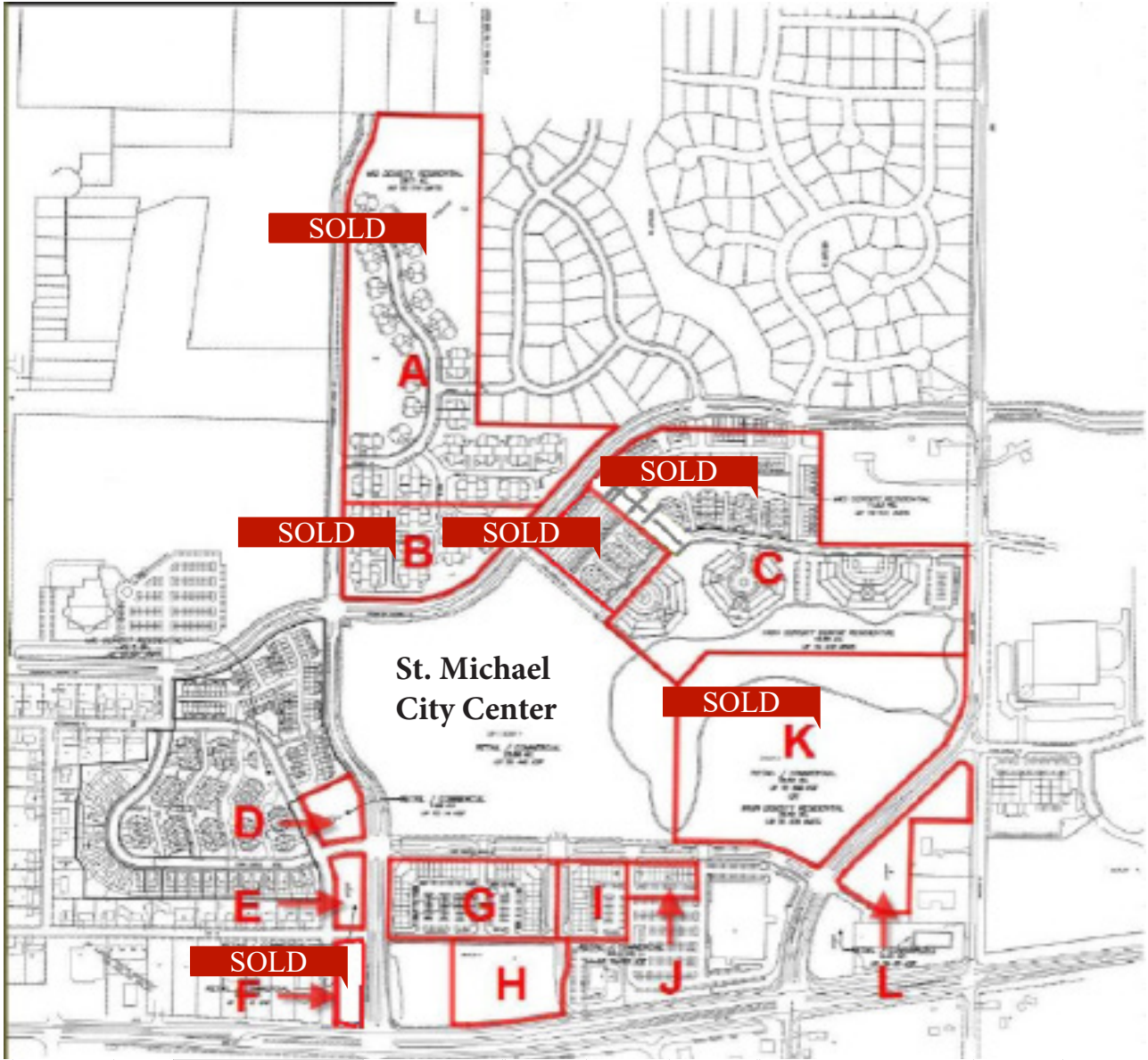
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LEGEND	2017 Taxes	Parcel	Parcel	Tax ID	Useable Acres	Gross Acres	Useable SF	Use	Useable Acres	Price
	\$6,301.60	D	Outlot I	114269000090	1.22	1.218	53,075	High Density Residential	1.218	\$7.00/psf
	\$3,971.69	E	Outlot J	114269000100	0.84	0.839	36,526	Retail User	0.839	\$6.00/psf
	\$27,431.50	H	Outlot A	114316000020	3.54	3.546	154,458	Convenience Oriented	3.546	\$12.00/psf
	\$39,023.15	G	Outlot B	114316000010	5.18	5.183	225,773	Med/Professional Office	5.183	\$12.00/psf
	\$14,246.57	I	Lot 3, Block 1	114277001030	2.15	2.147	78,291	Office/strip center	1.797	\$12.00/psf
	\$9,552.74	J	Lot 4, Block 1	114277001040	1.02	1.024	44,598	Strip Center	1.024	\$12.00/psf
	\$14,268.40	L	Outlot A	114304000010	1.68	1.68	73,277	New Restaurant	1.682	\$7.00/psf
					26.53	33.72			26.19	

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