

FOR SALE, LEASE OR BTS Elk River Land - Zylstra Harley Addition

19645 Evans St NW | Elk River
3.96 Acres

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Elk River Land - Zylstra Harley Addition

- > For Sale, Lease or Build-to-Suit
- > Great Visibility to Hwy 169
- > Utilities Available
- > Area Tenants: Menards, Cub Foods, Walmart, Home Depot and More
- > Permitted Uses:
 - Government Businesses & Professional Offices
 - Personal Service Establishments
 - Financial Institutions
 - Convenience Stores
 - Indoor Nurseries
 - Class I & II Restaurant (No Live Entertainment)

Address:	19645 Evans St NW Elk River, MN 55330
Acreage:	3.96 Acres
Zoning:	PUD *City open to other uses, such as senior housing
PID:	75-769-0105
Asking Price:	\$800,000

DEMOGRAPHICS

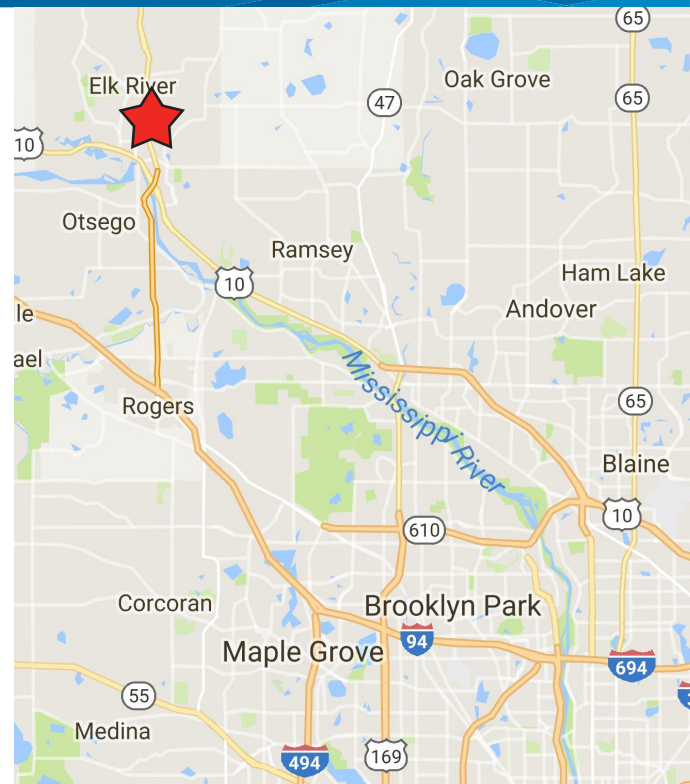
	1 mile	3 miles	5 miles
Avg HH Income:	\$73,900	\$85,793	\$91,434
Median HH Income:	\$64,965	\$77,825	\$81,069
Population:	4,906	23,809	38,702

TRAFFIC COUNTS

- > Highway 169: 33,000 vehicles per day
- > 197th Ave NW: 4,450 vehicles per day

COMMENTS

The Elk River Land - Zylstra Harley Addition is positioned on the north end of the Elk River Trade Area, strategically located off of Highway 169 adjacent to Menards. The site has excellent visibility, and is a strong opportunity for a multitude of uses with PUD zoning.



CONTACT US

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