



For Sale

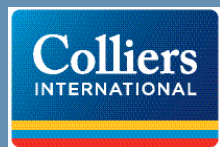
Forest Blvd & I-35
Wyoming, MN 55092

DAN FRIEDNER

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JAY CHMIELESKI

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COLLIERS INTERNATIONAL
5985 Rice Creek Parkway
Suite 105
Shoreview, MN 55126
www.colliers.com/msp

Lot Size:	14.81 acres (645,123 square feet)
Zoning:	Industrial/Commercial
Visibility:	Excellent visibility on I-35 (1,158 lineal feet of frontage)
Chisago County PID:	21.00006.00
Sale Price:	\$595,000 (\$0.92 per square foot)

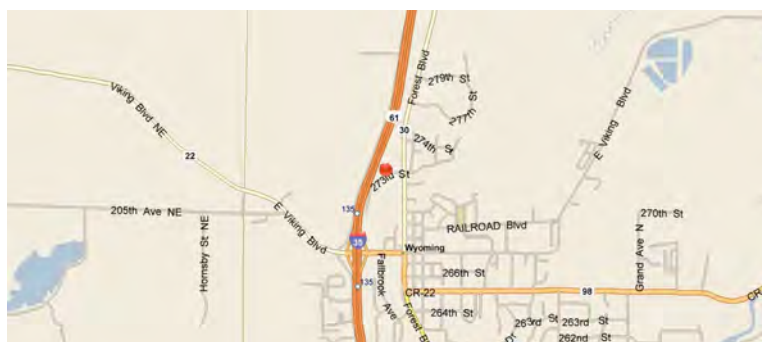
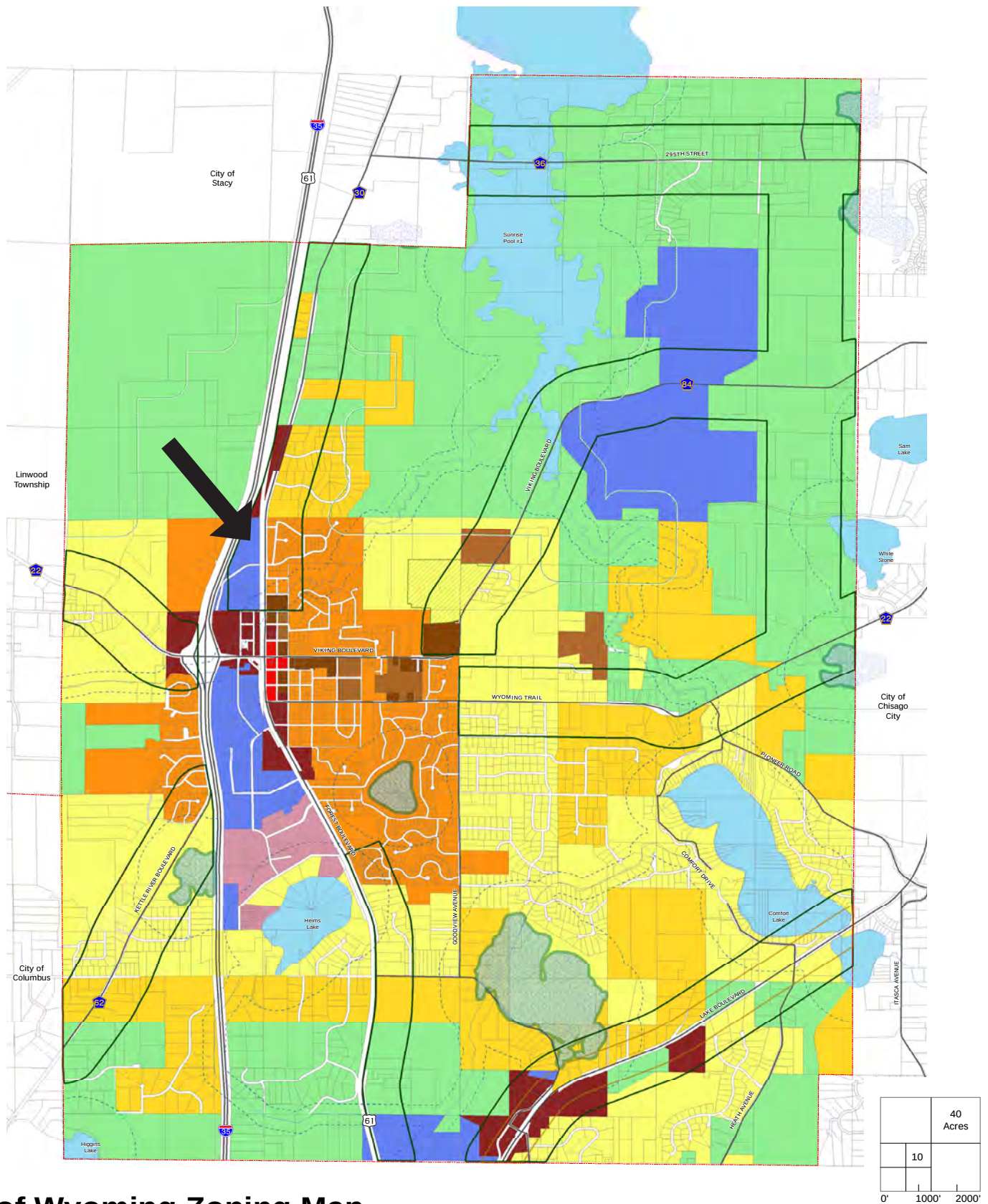




Figure 5: Wetland Delineation
 Bingham Wetland Delineation
 Wyoming, Minnesota

0 25 50 100 150 200 Feet





City of Wyoming Zoning Map

Zoning Districts

- A -- Agriculture
- R1 -- Rural Residential I
- R2 -- Rural Residential II
- R3 -- Single Family Residential
- R4 -- One and Two Family Residential
- R5 -- Manufactured Homes
- R6 -- Limited Multiple Dwelling
- C -- Commercial
- CB -- Central Business
- CLR -- Closed Landfill Restricted
- OHC -- Office and Health Care
- I -- Industrial

Overlay Districts

- S -- Shoreland Management Overlay
- CO -- Carlos Avery Wildlife Perimeter Overlay
- H8O -- Highway 8 Overlay District
- Solar Energy Systems Overlay

Other

- Significant Wetlands
- Required Wetland Buffers
- City Boundary