

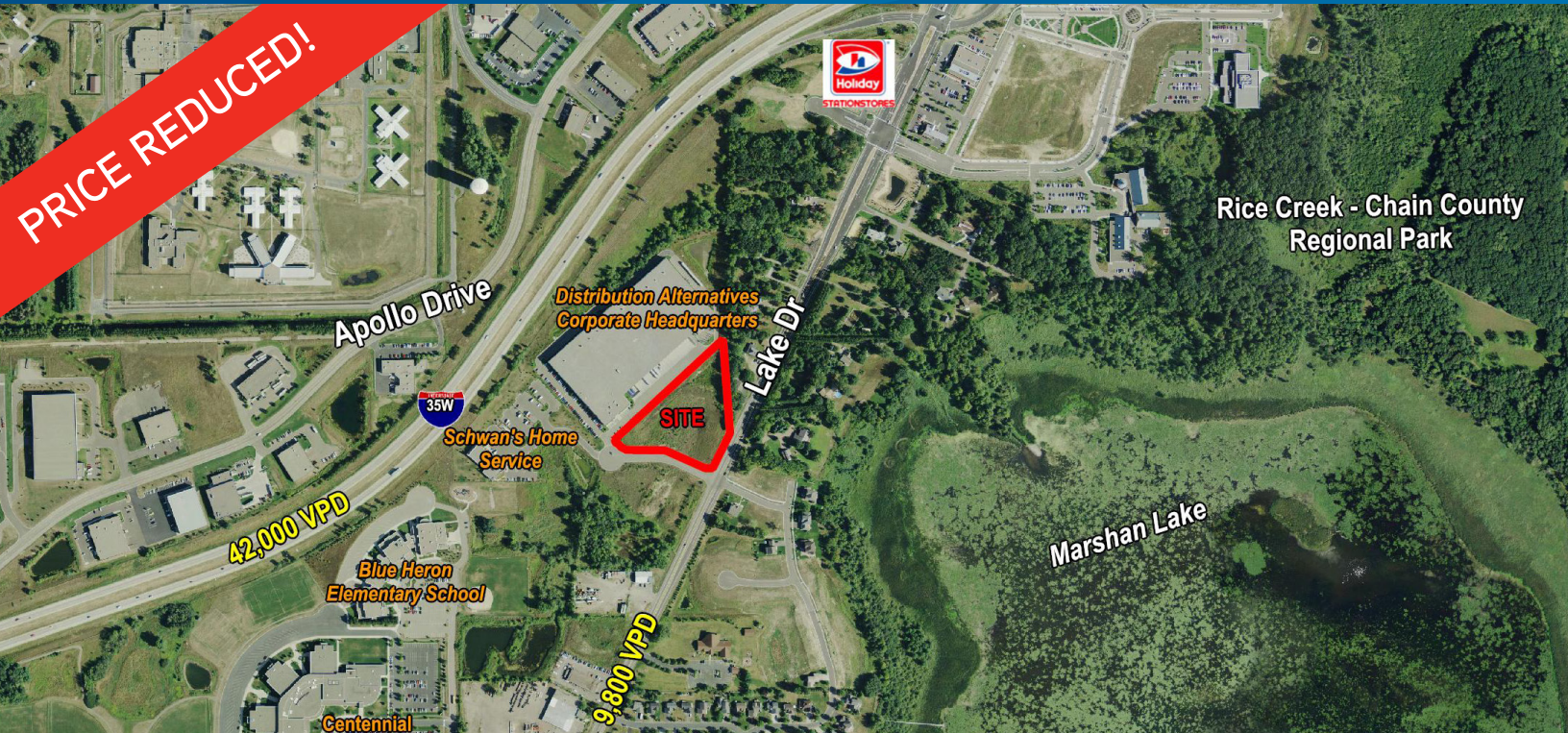
LAND FOR SALE

455 Park Court

LINO LAKES, MINNESOTA 55014



PRICE REDUCED!



Property Details

- › Motivated Seller - \$327,500 (\$2.00 per square foot)
- › Approximately 3.76 acres (163,785 SF)
- › Zoned Industrial
- › Utilities available
- › Easy access to Interstate 35W
- › Adjacent to Distribution Alternatives corporate headquarters and Schwan's Home Service
- › Conveniently located in the north metro just south of the I-35W/I-35E connection

Contact Us

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Site Information

Location 455 Park Court
Lino Lakes, MN 55014

Description 3.76 acres

Zoning LI; Light Industrial

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	3,349	23,464	63,721
Median HH Income	\$88,294	\$87,145	\$88,495
Average HH Income	\$94,874	\$101,887	\$112,093

** Source: U.S. Census Bureau, Census 2010 Summary. Esri forecasts for 2013*

TRAFFIC COUNTS:

I-35W 42,000 vehicles per day

Lake Drive 9,800 vehicles per day

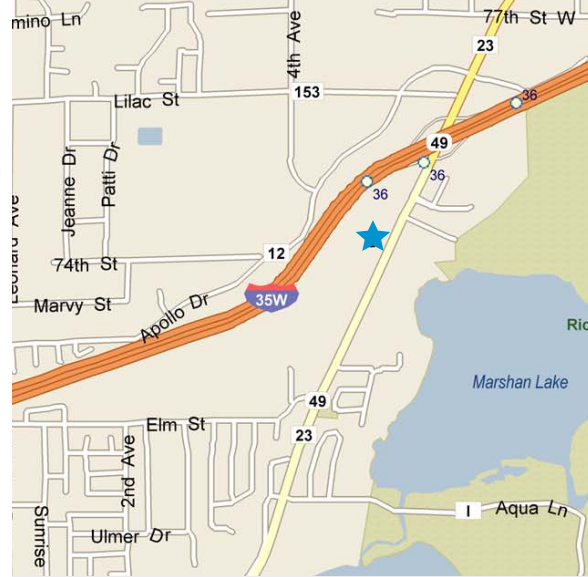
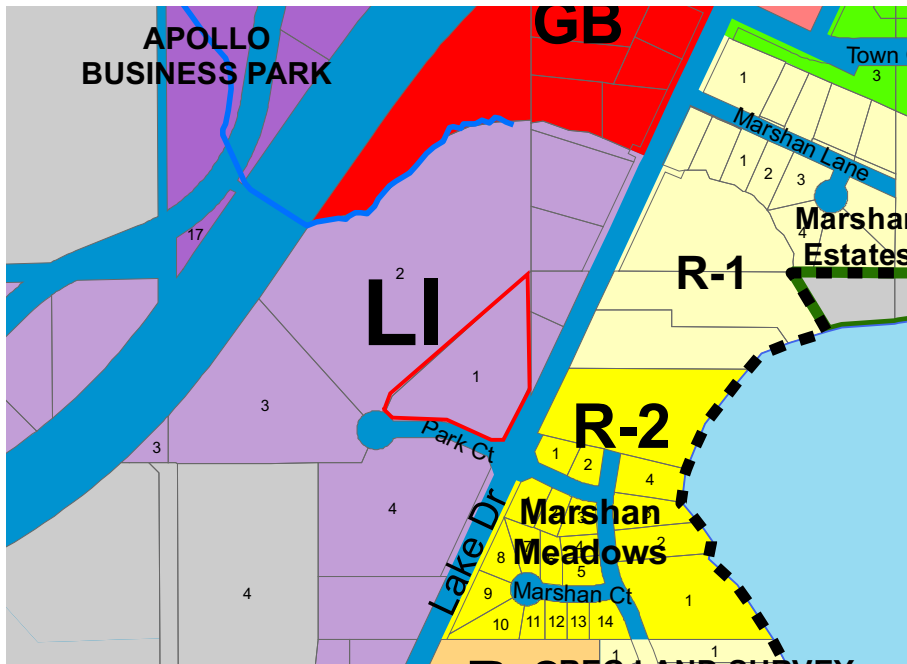
** Source: Minnesota Department of Transportation 2009 Study Averages are per day total cars*

SALE PRICE:

\$483,168

\$395,000 (\$2.41 PSF)

\$327,500 (\$2.00 PSF)



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