

FOR SALE

7233 24th Avenue

LINO LAKES, MINNESOTA

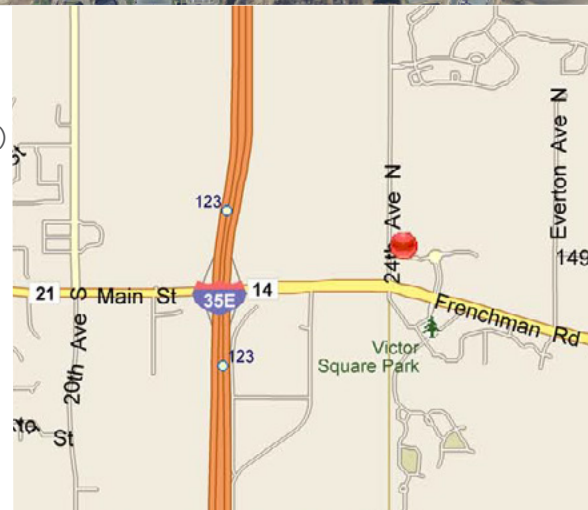


Building Amenities

- > Located in the NE quadrant of I-35W and Main Street (Co Road 14)
- > 55 acres available
- > Divisible to 5 acres
- > 48,500 vehicle count per day on I-35E
- > Freeway frontage
- > Comprehensive plan is directed toward Commercial zoning

Demographics

	1 Mile	3 Miles	5 Miles
2010 Population	1,981	14,106	30,504
Average Household Income	\$74,292	\$78,855	\$79,925
Median Household Income	\$69,429	\$70,328	\$71,216



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

MIKE BRASS
952 897 3054 direct
612 750 4312 mobile
mike.brass@colliers.com

PROPERTY FACT SHEET

7233 24th Avenue

LINO LAKES, MINNESOTA



BUILDING ADDRESS:

7233 24th Avenue
Lino Lakes, MN 55038

SALE PRICE:

\$7,187,400 (\$3.00 per square foot)

TOTAL ACRES AVAILABLE:

55 acres

Site A: 26.62 acres
Elmcrest (approximate)

- Divisible
- 5.68 acres of wetland
- \$3.00 per square foot

Site B: 28.15 acres
Freeway (approximate)

- Divisible
- 4.61 acres of wetland
- \$3.00 per square foot

PID NUMBER:

13-31-22-44-0001

NEW FREEWAY INTERCHANGE:

Completed

WETLAND:

Wetland closest to freeway is mostly dry. Wetland credits could be purchased to reduce the size of the wetland.

ZONING:

Currently zoned Rural Business Reserve guided towards commercial.

ROAD CONSTRUCTION:

Otter Lake Road to be extended, expected completion in 2012

SURVEY:

Completed 2006

UTILITIES:

Sewer and water available with completion of Otter Lake Road

TRAFFIC COUNTS:

48,500 vehicles per day on I-35E
17,500 vehicles per day on Main Street
Source: 2010 Minnesota Department of Transportation. Study averages are per day total vehicles



For Leasing Information, Contact:

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SITE

Lino
Lakes

Proposed Otter
Lake Road Ex-
tension Phase 1

24th Ave N

Hugo

Everton Ave N

Main St

Rosemary Way

Victor Hugo Blvd

Frenchman Rd

146th St N

35E

14

17500 vpd

12900 vpd

42000 vpd

5600 vpd

Service Rd

Otter Lake Rd

7233 25th Avenue - Site Plan

LINO LAKES, MN



ARCHITECTURAL CONSORTIUM L.L.C.

901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-892-9960

Mark Revision / Issue Date

PRELIMINARY
NOT FOR CONSTRUCTION

Printed Name: Kathy L. Anderson
Signature: _____
Date: _____ License #: _____

Bernier Property

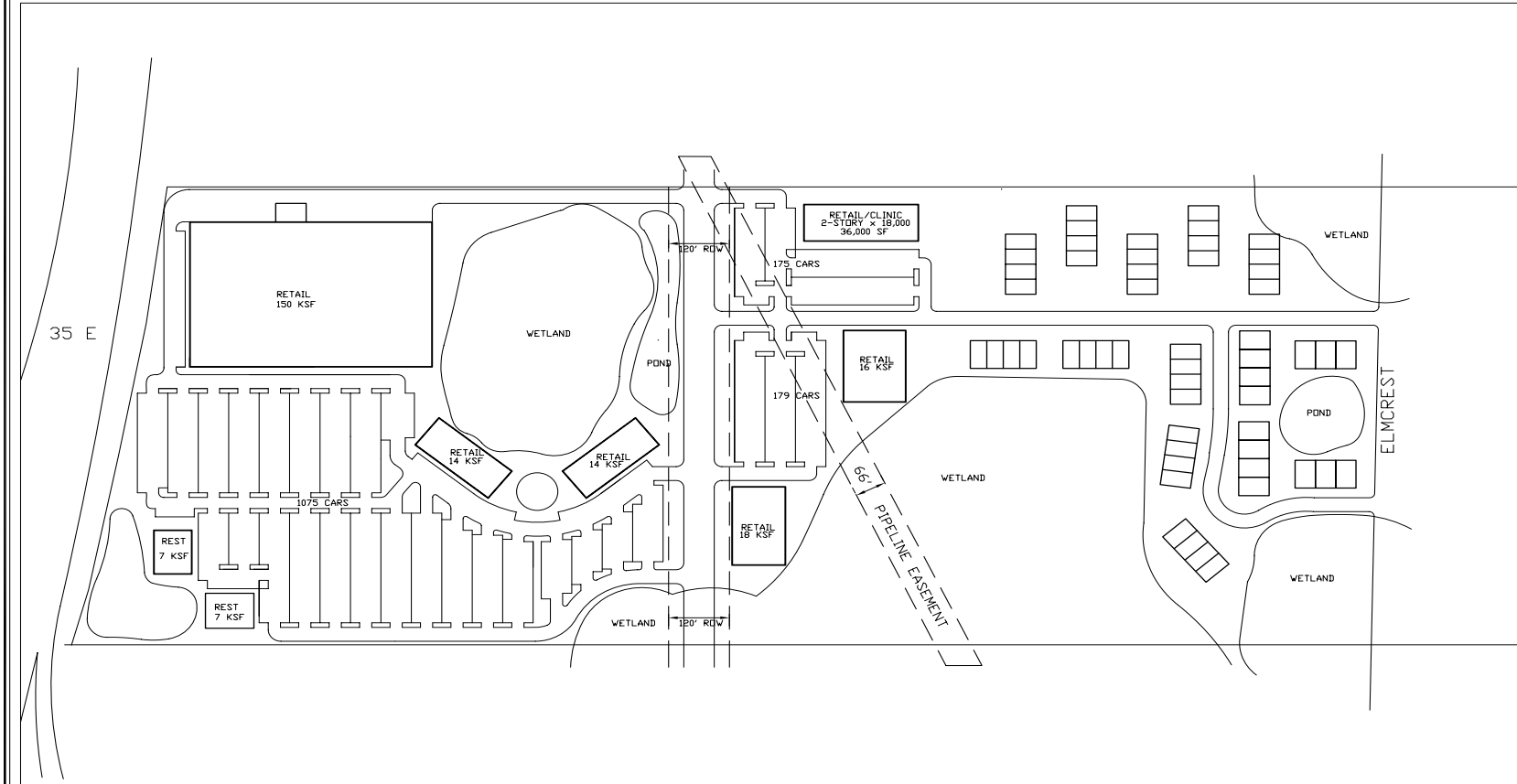
Lino Lakes, MN

Site Plan

SCALE: 1" = 100'

PROJECT NUMBER: 10-1055-01
ISSUED DATE: 6-27-10
DRAWN BY: WLD
CHECKED BY: KA

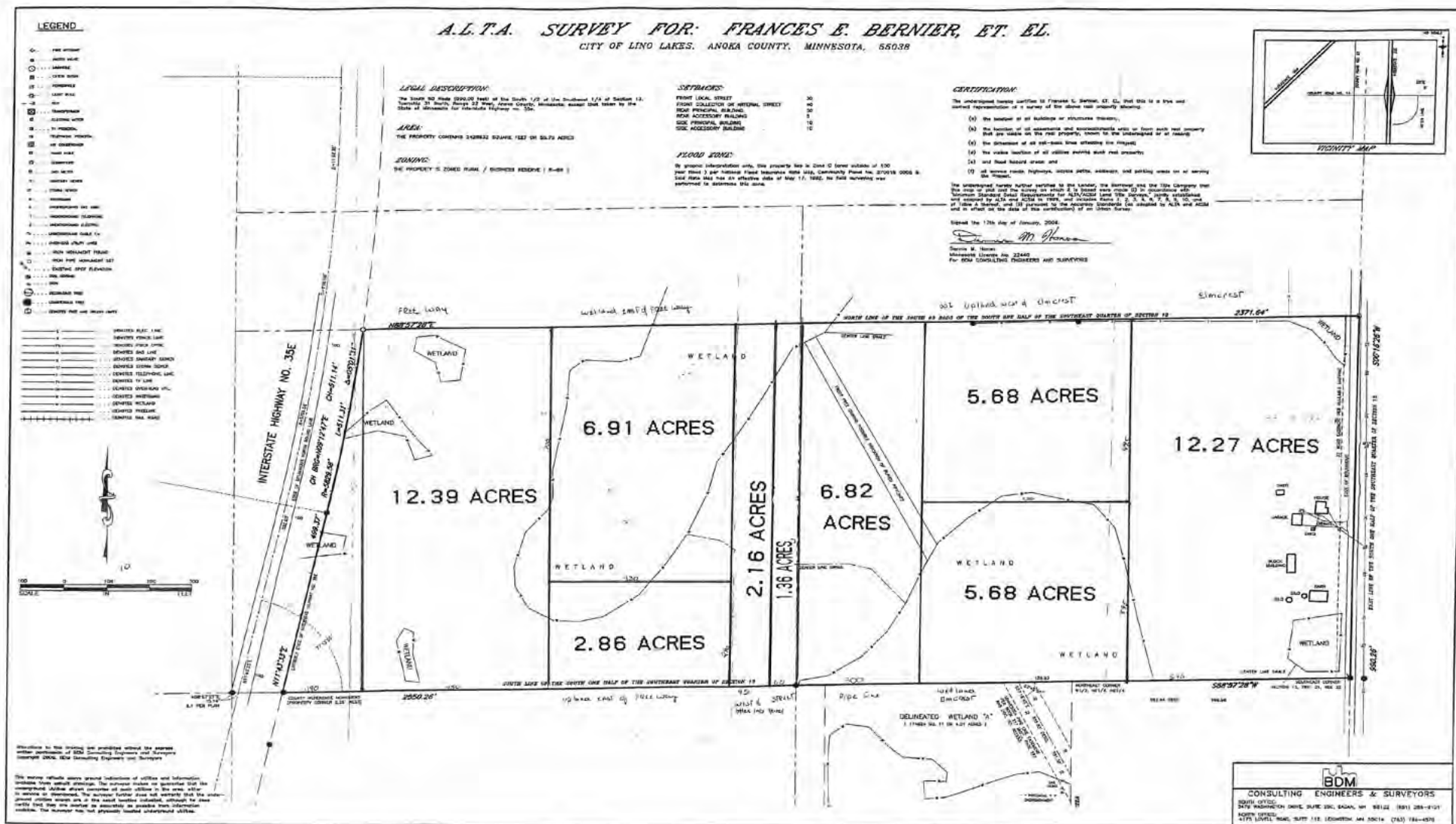
A1-B



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Architectural Consortium, L.L.C. 2009

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