

FOR SALE >

7233 24th Avenue

Lino Lakes | Minnesota

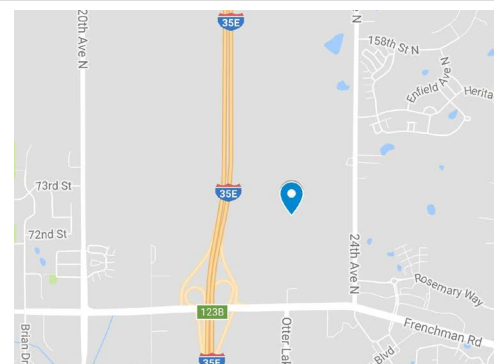


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BUILDING AMENITIES

- > Located in the NE quadrant of I-35W and Main Street (Co Road 14)
- > 55 acres available
- > Divisible to 5 acres
- > 43,000 vehicle count per day on I-35E
- > Freeway frontage
- > Comprehensive plan is directed toward Commercial zoning



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2017 Population	3,059	20,485	41,183
Average Household Income	\$94,062	\$105,966	\$122,936
Median Household Income	\$81,962	\$89,254	\$100,169

CONTACT US >

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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.

SURVEY:

Completed 2006

UTILITIES:

Sewer and water available at the extension of Otter Lake Road

TRAFFIC COUNTS:

43,000 vehicles per day on I-35E
21,000 vehicles per day on Main Street

Source: 2016 Minnesota Department of Transportation. Study averages are per day total vehicles



FOR LEASING INFORMATION, CONTACT:

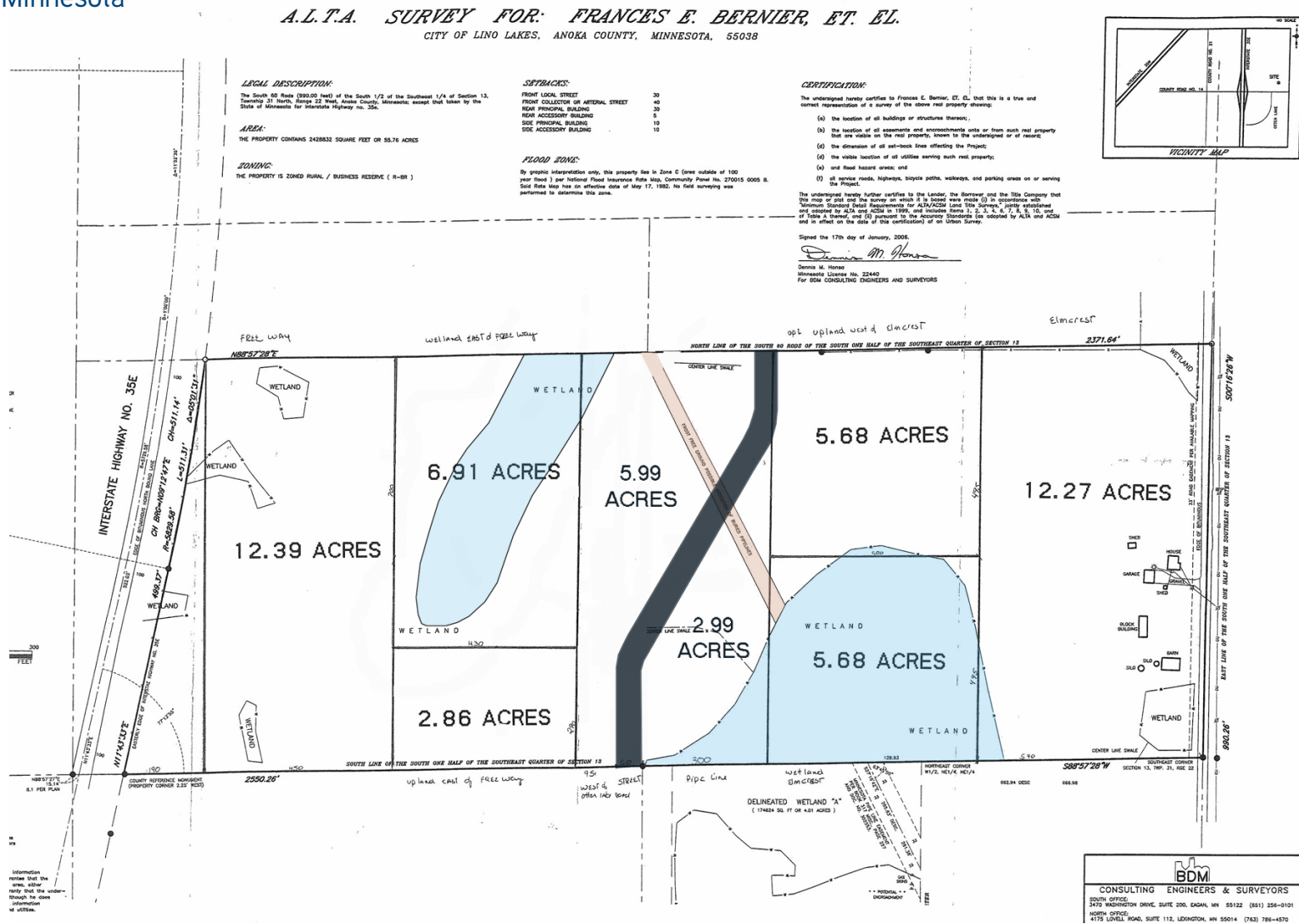
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SURVEY >

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AERIAL >

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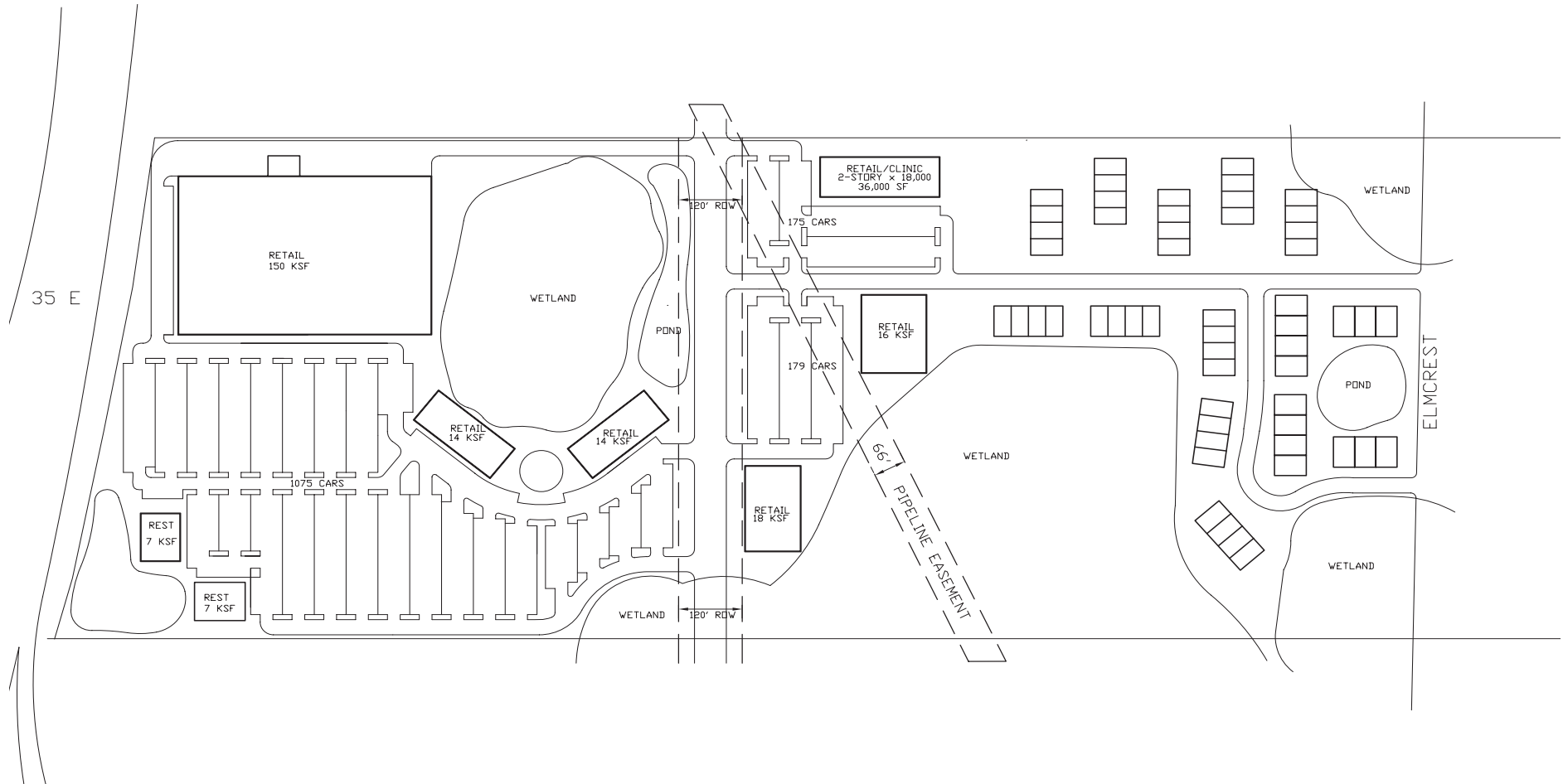


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SITE PLAN >

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