

LAND FOR SALE >

Lino Lakes Land - 5.74 Acres

440 Park Court | Lino Lakes, MN 55014



Accelerating success.



PRICE REDUCED!

PROPERTY HIGHLIGHTS

- > Motivated seller - \$500,000 (\$2.00 PSF)
- > Approximately 5.74 acres (250,034 SF)
- > Zoned Industrial
- > Utilities available
- > Easy access to Interstate 35W
- > Adjacent to Nativia Yerba Mate Inc and Schwan's Home Service
- > Conveniently located just south of the I-35W/I-35E connection in the north metro

CONTACT US >

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LINO LAKES LAND - 5.74 ACRES > FOR SALE

SITE INFORMATION:

- > Location: 440 Park Court | Lino Lakes, MN 55014
- > Description: 5.74 acre site
- > Zoning: LI; Light Industrial

DEMOGRAPHICS:

Population	3,494	24,947	70,072
Median HH Income	\$97,895	\$99,281	\$103,474
Average HH Income	\$104,340	\$115,526	\$128,163

**Source: ESRI 2018 Est.*

TRAFFIC COUNTS:

- > I-35W: 49,000 vpd
- > Lake Dr: 14,800 vpd

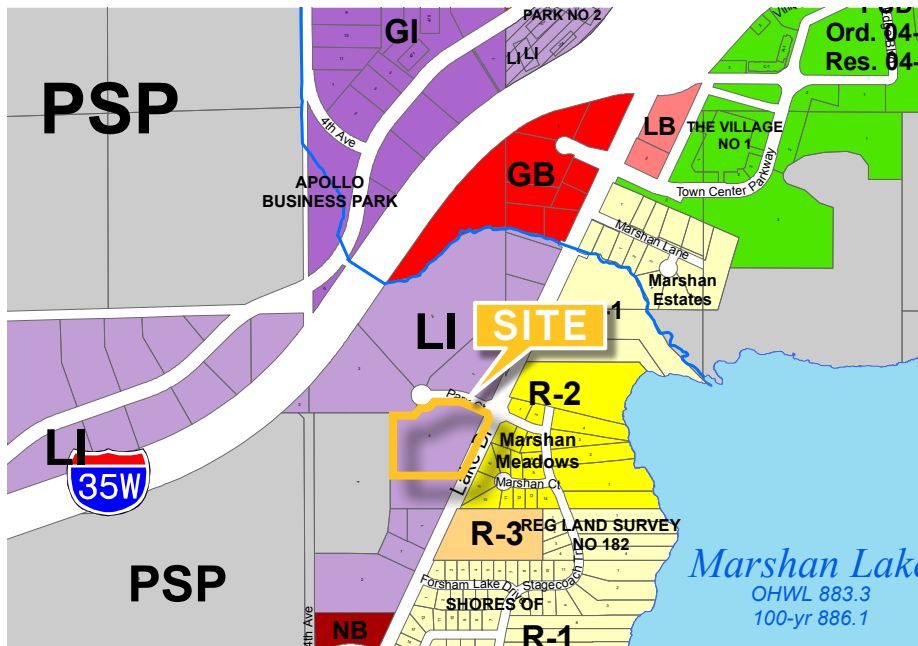
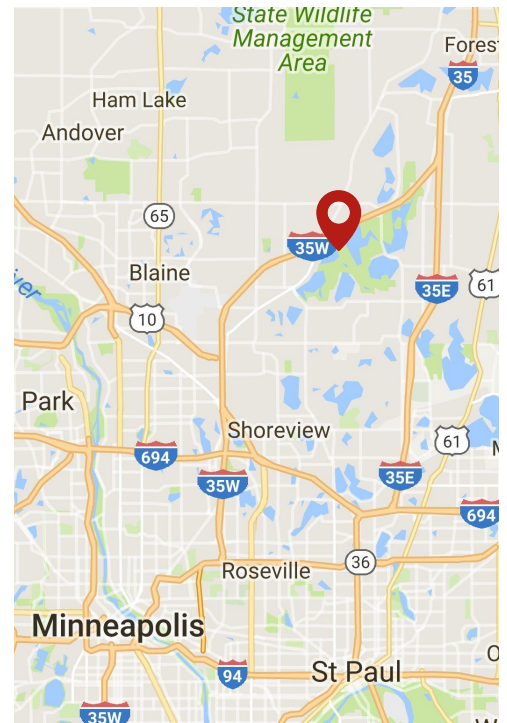
**Source: Minnesota Department of Transportation 20116 Study averages are per day total cars*

SALE PRICE:

\$737,601

\$595,000 (\$2.37 PSF)

\$500,000 (\$2.00 PSF)



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