

LAND FOR SALE

MULTI FAMILY/MOBILE HOME PARK DEVELOPMENT

1045 HWY 61, Two Harbors, MN 55616



OFFERING SUMMARY

SALE PRICE:	\$325,000
AVAILABLE SF:	
LOT SIZE:	17 Acres
ZONING:	R3
PRICE / SF:	\$0.44

PROPERTY OVERVIEW

This 17 acre site is zoned R3 and can accommodate multifamily, mobile home park or single family. May sub-divide, city infrastructure onsite or nearby. Access is from 7th Street and possible HWY 61 . The lot is located inside the city of Two Harbors.

PROPERTY HIGHLIGHTS

- The site is 17 acres and zoned R3
- Can accommodate multifamily, mobile home park or single family
- May sub-divide, city infrastructure onsite or nearby
- Access is from 7th Street and possible HWY 61
- The lot is located inside the city of Two Harbors.

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

JAMES HALBUR
Director
O: 507.317.2353
jhalbur@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated fullsailcre.com

LAND FOR SALE

MULTI FAMILY/MOBILE HOME PARK DEVELOPMENT

1045 HWY 61, Two Harbors, MN 55616



KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

JAMES HALBUR
Director
O: 507.317.2353
jhalbur@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated fullsailcre.com

LAND FOR SALE

MULTI FAMILY/MOBILE HOME PARK DEVELOPMENT

1045 HWY 61, Two Harbors, MN 55616



Sale Price **\$325,000**

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Multifamily
APN #	23760002075
Corner Property	Yes
Waterfront	Yes
Power	Yes

LOCATION INFORMATION

Building Name	Multi Family/Mobile Home Park Development
Street Address	1045 HWY 61
City, State, Zip	Two Harbors, MN 55616
County	Lake
Signal Intersection	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
----------------	-----

BUILDING INFORMATION

Best Use	Multifamily, Mobile Home Park or Single Family
Free Standing	Yes

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

JAMES HALBUR
Director
O: 507.317.2353
jhalbur@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated fullsailcre.com

LAND FOR SALE

MULTI FAMILY/MOBILE HOME PARK DEVELOPMENT

1045 HWY 61, Two Harbors, MN 55616



KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

JAMES HALBUR
Director
0: 507.317.2353
jhalbur@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

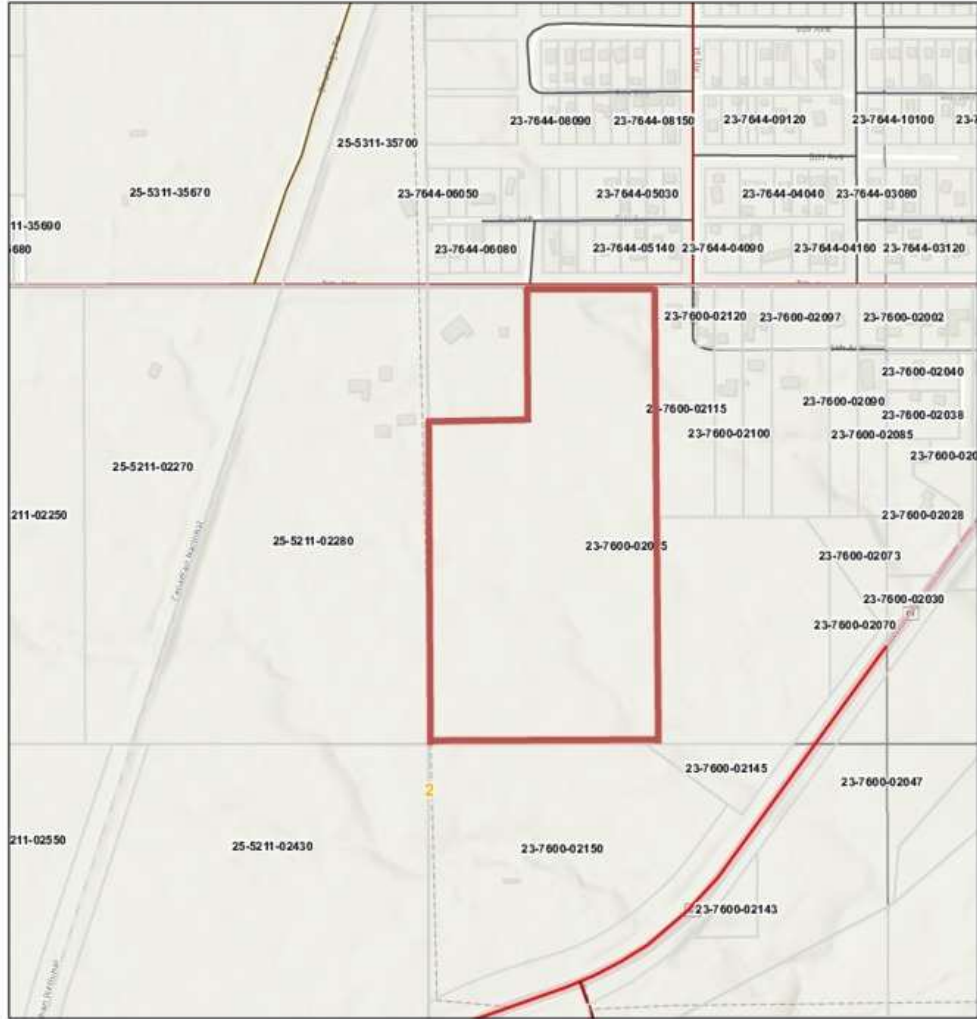
Each Office Independently Owned and Operated fullsailcre.com

MULTI FAMILY/MOBILE HOME PARK DEVELOPMENT

1045 HWY 61, Two Harbors, MN 55616

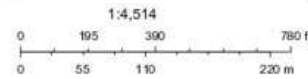


Lake County, MN Parcel



4/24/2020, 1:07:08 PM

- Parcels
- Roads
 - State Hwy
 - CSAH
 - County Hwy
 - Unorganized Twp Rd
 - City-Municipal Rd
- Townships
- Sections
- Sixteenths
- Sixteenth



Sources: Esri, Airbus, DE, USGS, NOAA, NASA, IGN, N Robinson, NCEAS, NLS, GE, NMA, Geostats/melan, Rijksvastgoed GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, NAVI, NOAA, USGS, © OpenStreetMap

Public Viewer
Online map disclaimer applies to this resource

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

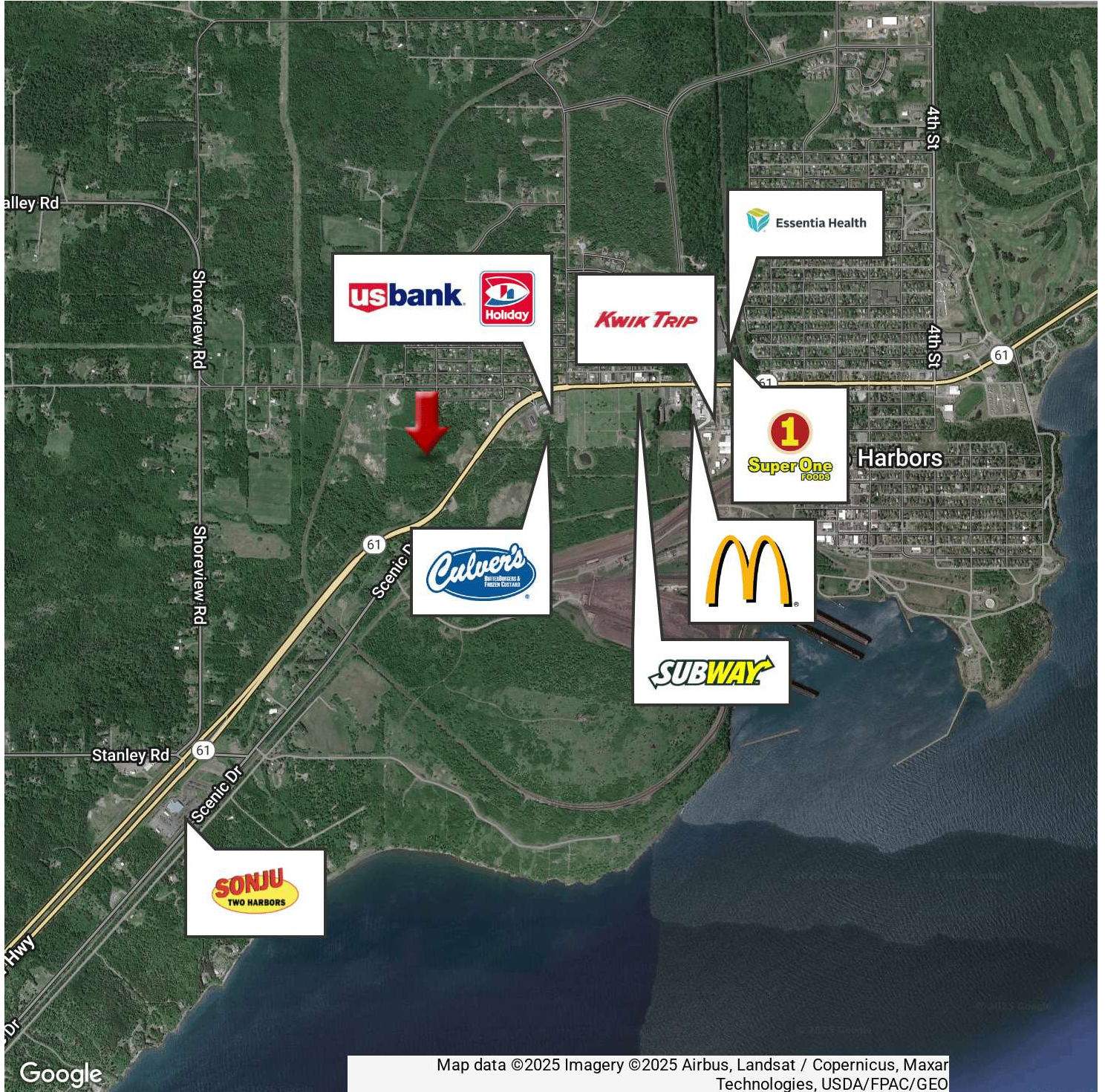
JAMES HALBUR
Director
0: 507.317.2353
jhalbur@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LAND FOR SALE

MULTI FAMILY/MOBILE HOME PARK DEVELOPMENT

1045 HWY 61, Two Harbors, MN 55616



KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

JAMES HALBUR
Director
O: 507.317.2353
jhalbur@kwcommercial.com

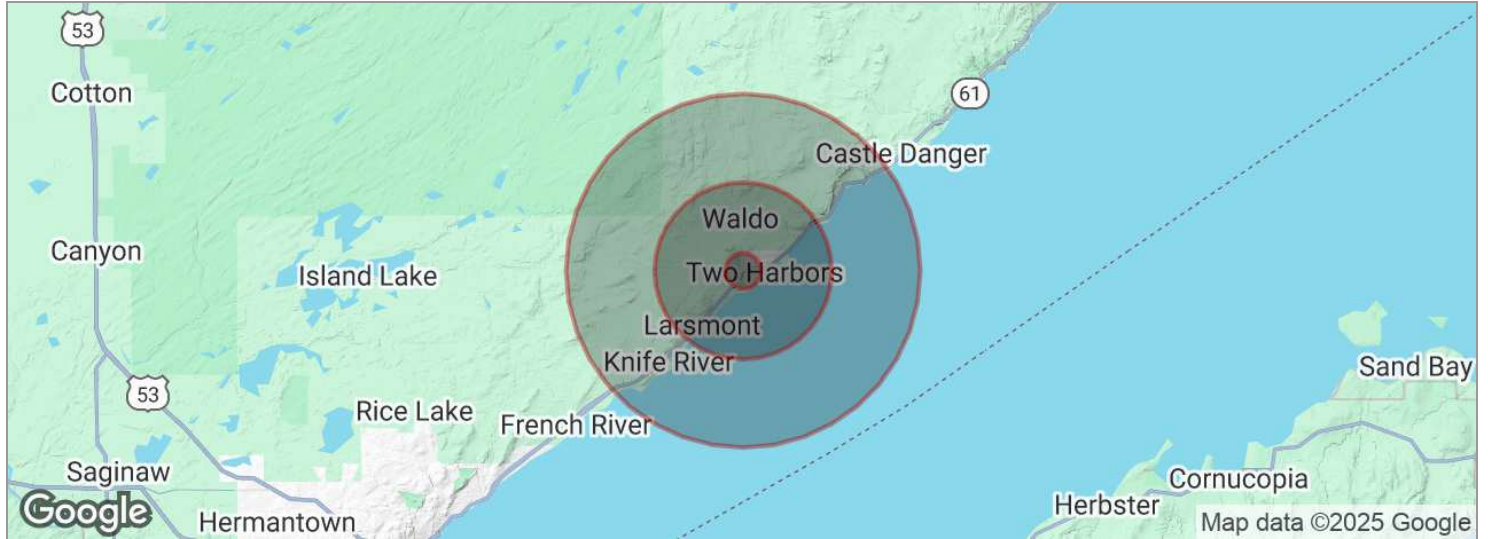
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated fullsailcre.com

LAND FOR SALE

MULTI FAMILY/MOBILE HOME PARK DEVELOPMENT

1045 HWY 61, Two Harbors, MN 55616



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,338	5,015	6,210
Median age	42.1	42.1	42.6
Median age (male)	41.7	41.7	42.4
Median age (Female)	42.7	42.7	43.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	623	2,336	2,808
# of persons per HH	2.1	2.1	2.2
Average HH income	\$49,109	\$49,103	\$54,512
Average house value			

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

JAMES HALBUR
Director
O: 507.317.2353
jhalbur@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated fullsailcre.com