

For Sale Commercial Lots xxx Highway 241, St. Michael 55376



PROPERTY INFORMATION

- * Pricing from **\$8.00 - \$12.00/psf**
- * Multiple Lots Available
- * Maple Grove is 20 minutes away
- * Fox Hollow Golf Club is minutes from St. Michael and hosts 27 holes of championship golf!
- * Zoning: Commercial
- * Great location for Medical, Office, Commercial!
- * Build Ready
- * Assessments Paid
- * Businesses in the Area Include:
CVS, Mid West Bank, Marketplace Foods, Holiday Super Station, USPS, GoodYear Tire, Dairy Queen, Custom Cut & Color, Great River Regional Library, City offices, Speedway & more!



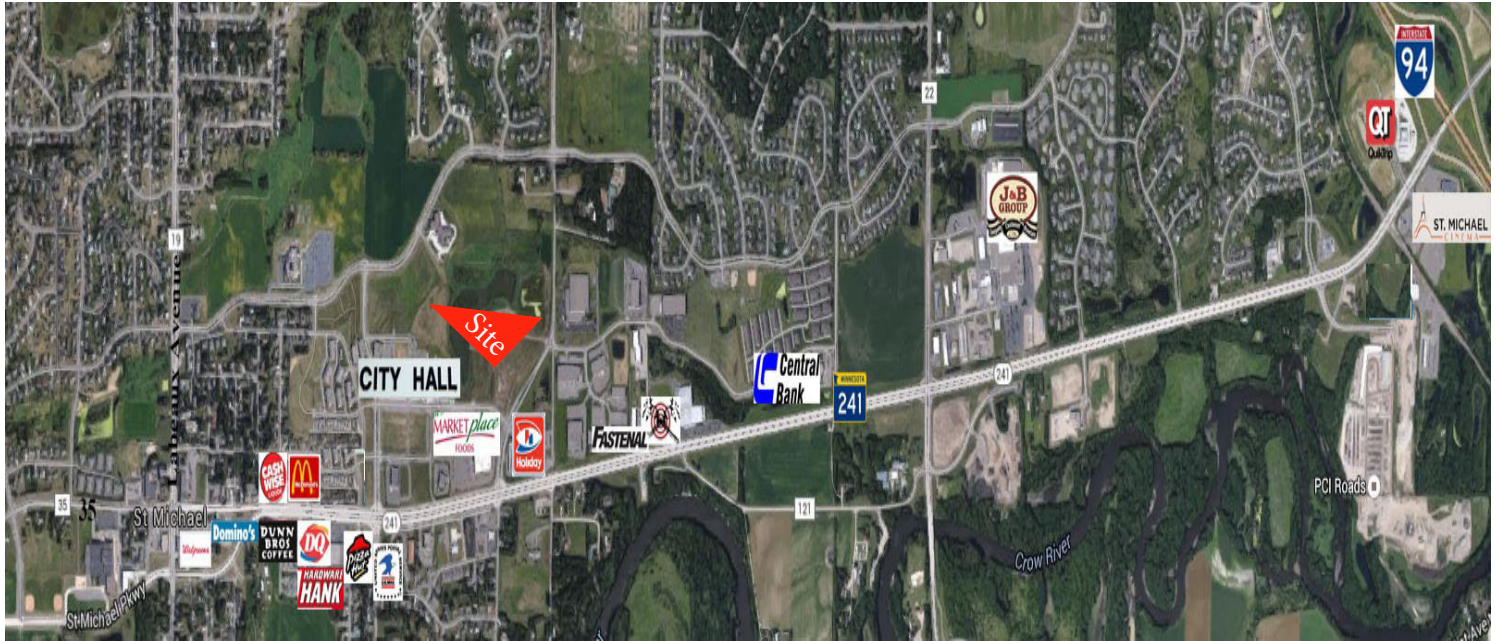
Contact:

WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com



COMMERCIAL REALTY SOLUTIONS

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PROPERTY INFORMATION

- * St. Michael is centrally located between St. Cloud and Minneapolis along I-94
- * Convenient location to I-94, TH 101 and TH 241
- * 25 Miles to Downtown Minneapolis
- * Located near City offices, shopping and services
- * Students in St. Michael consistently surpass state & national testing on ACT
- * St. Michael was ranked #8 Best City in Minnesota
- * Close to multiple 18-Hole Golf Courses
- * Minutes from the Albertville Premium Outlet Mall
- * Rural and Small Town feel
- * Located in Wright County

TRAFFIC COUNTS - 2022

- * Main Street - 12,800 VPD
- * Highway 241 - 22,200 VPD
- * I-94 - 68,000 VPD

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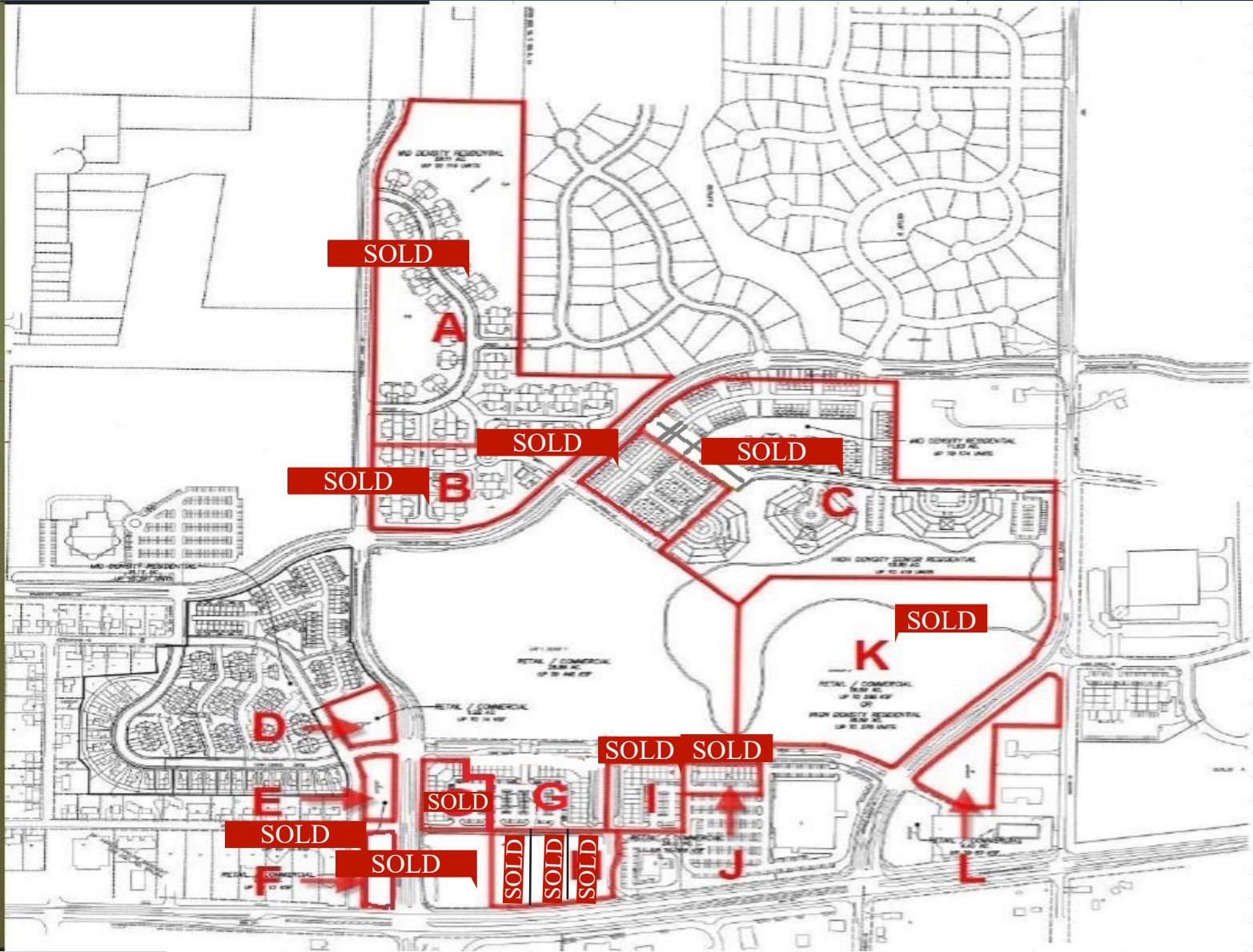
3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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LEGEND	2023 Taxes	Parcel	Tax ID	Useable Acres	Gross Acres	Useable SF	Use	Useable Acres	Price
	\$ 5,976.00	D	114269000090	1.22	1.218	53,075	High Density Residential	1.218	\$7.00/psf
	\$ 4,112.00	E	114269000100	0.84	0.839	36,526	Retail User	0.839	\$6.00/psf
	\$ 21,574.00	G	114399000010	3.94	3.94	171,756	Med/Professional Office	3.94	\$10.00/psf
	\$ 9,870.00	L	114304000010	1.68	1.68	73,277	New Restaurant	1.682	\$7.00/psf

NOTE: Acreage is approximate.

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TOWN CENTER PARK CITY OF ST. MICHAEL



“Town Center Park” (Located behind City Hall)

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