

St. Michael I-94 Business Center

14551 45th Street NE
St. Michael, MN

19.85 Acres For Sale



PROPERTY OVERVIEW

Site Features



Direct access
to I-94



Available
as BTS



Asking Price:
Negotiable



Lot sizes from:
3.78 to 14.26 acres



Outdoor storage
available



Nearby many area
amenities

Site Information

Address	14551 45th Street NE St. Michael, MN 55379
Current Zoning	B-1, General Business (Parcels 1 & 2) - More Info I-1, Industrial (Parcels 3) - More Info
Site Area	19.85 acres Acres total (divisible to 3.78 Acres)
PIDs	① 114371000020: 3.78 gross Acres ② 114371000030: 10.48 gross Acres ③ 114371000040: 5.59 gross Acres (4.94 Net Acres)

Demographics

Radius	5 Miles	10 Miles	20 Miles
Population	64,946	199,330	994,033
Median HH Income	\$114,696	\$109,936	\$96,999
Average HH Income	\$133,915	\$134,386	\$126,268



PROPERTY SURVEY



PROJECT LOCATION:

PART OF SECTION 4 AND 9,
TOWNSHIP 120, RANGE 23,
WRIGHT COUNTY, MINNESOTA.

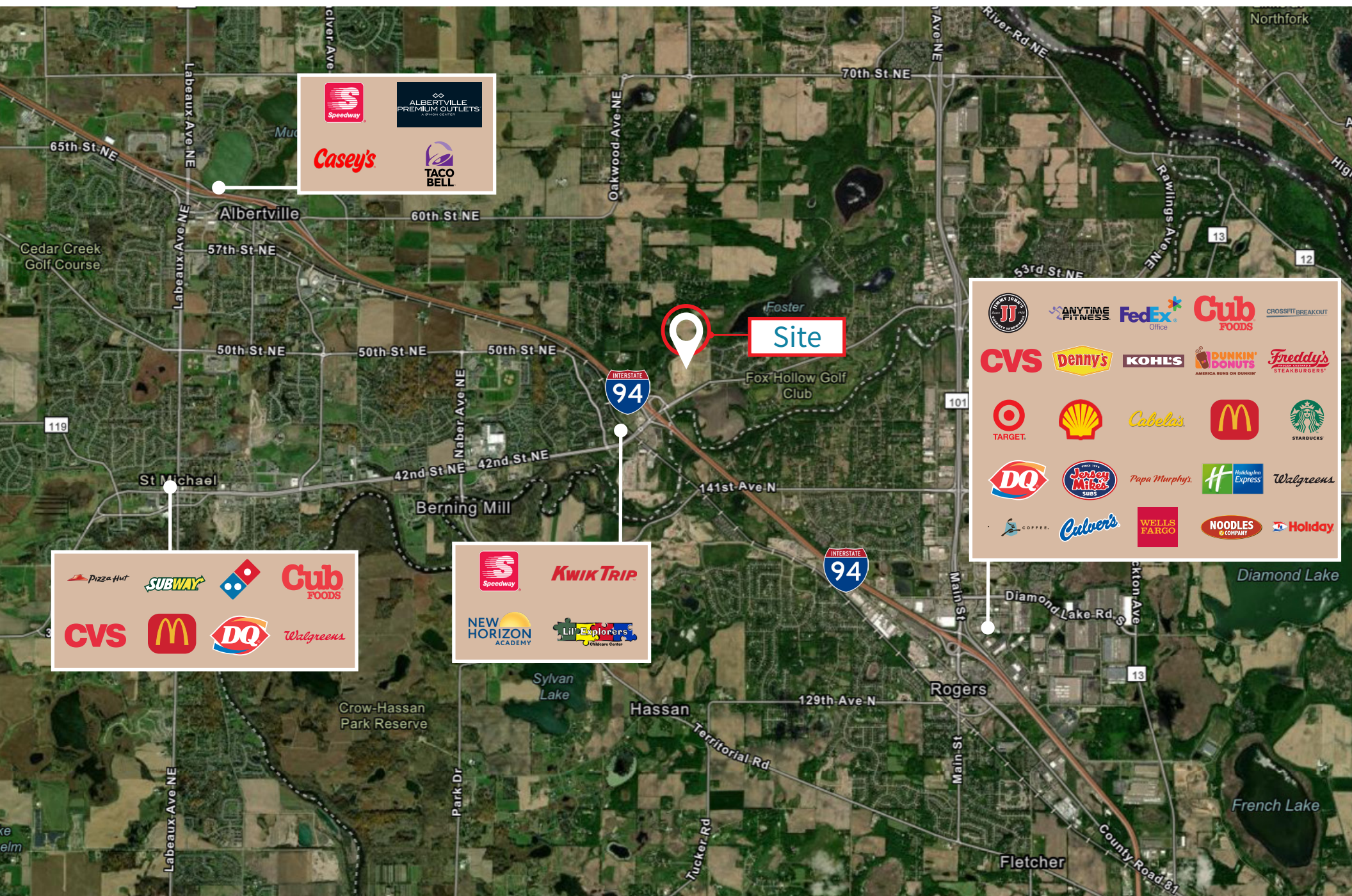
LEGAL DESCRIPTION:

TO BE DETERMINED; SUBJECT TO
SUBDIVISION OF EXISTING LARGER PARCELS

SITE DATA:

PROPOSED ZONING:	I-1 INDUSTRIAL
PROPOSED USE:	INDUSTRIAL

AREA AMENITIES



Speedway

ALBERTVILLE PREMIUM OUTLETS

Casey's

TACO BELL

Pizza Hut

SUBWAY

Domino's

Cub Foods

CVS

McDonald's

DQ

Walgreens

Speedway

Kwik Trip

NEW HORIZON ACADEMY

Lit Explorers Children's Center

JJ's

ANYTIME FITNESS

FedEx Office

Cub Foods

CROSSFIT BREAKOUT

CVS

penny's

KOHL'S

DUNKIN' DONUTS

Freddy's

Target

Shell

Cabela's

McDonald's

Starbucks

DQ

JEREMY MILES SUBS

Papa Murphy's

Holiday Inn Express

Walgreens

COFFEE

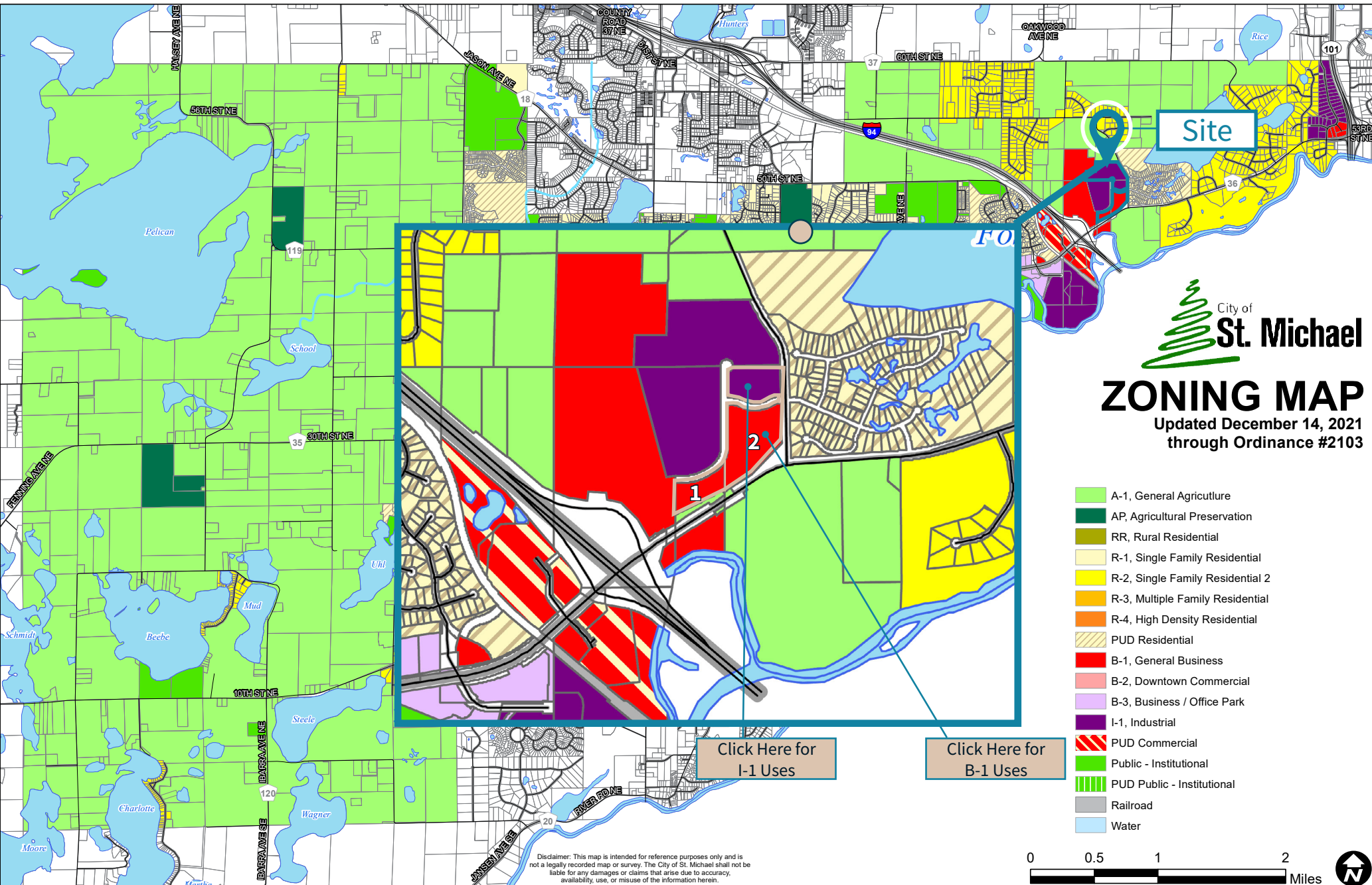
Culver's

WELLS FARGO

NOODLES & COMPANY

Holiday

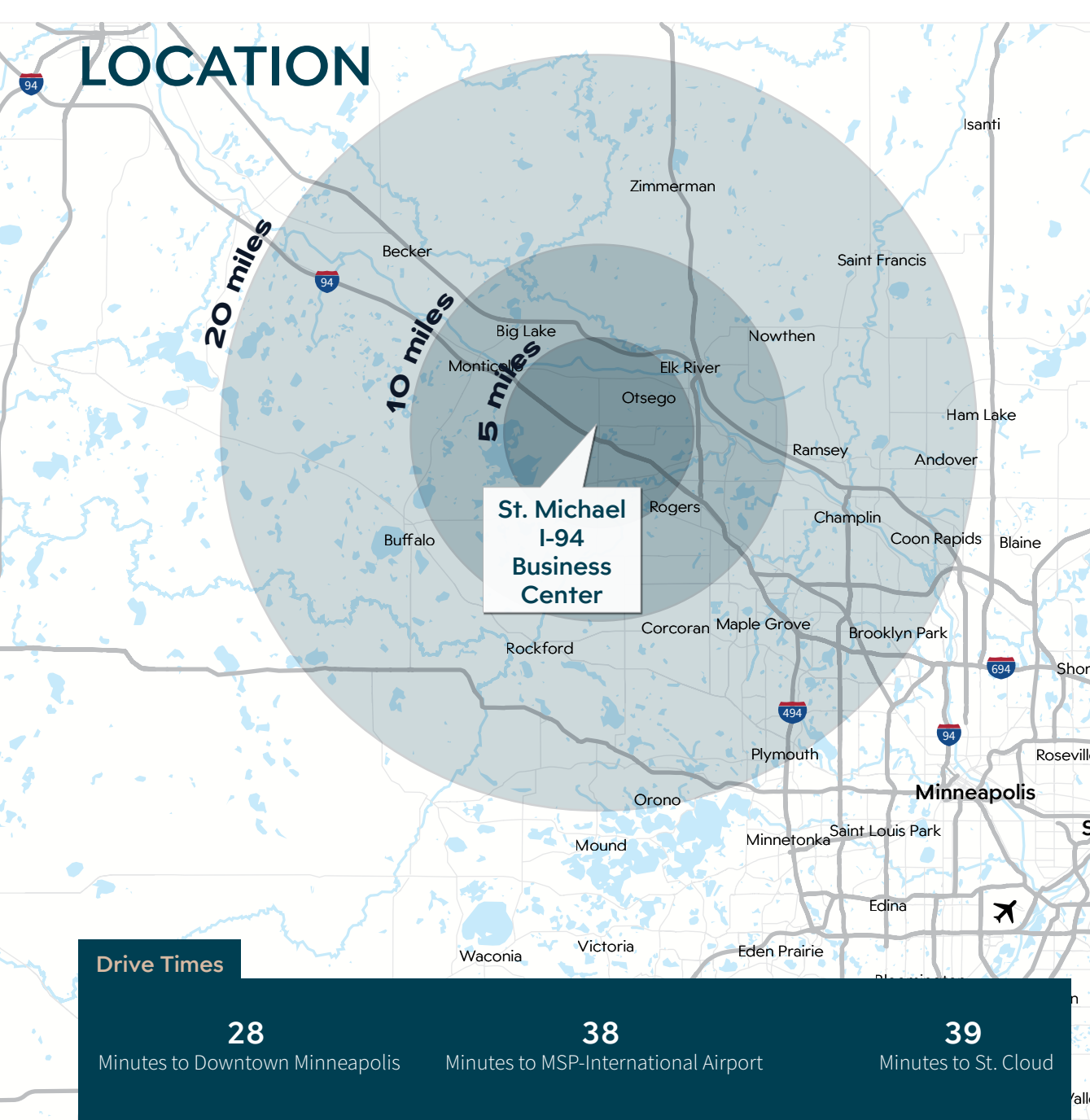
ZONING INFORMATION



NEARBY OCCUPIERS



LOCATION



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