

45 ACRES FOR SALE



45 INDUSTRIAL ACRES

NORTH PARK DR, CANNON FALLS, MINNESOTA

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NORTH PARK DR, CANNON FALLS, MN

PROPERTY INFORMATION

Address: North Park Drive
Cannon Falls, MN

PID's: 57.113.0020
52.113.0021
52.116.0020

Acres: 45.29

Zoning: I2 - General Industrial*

Future Use: Industrial

2024 Taxes: \$6,516

*See Zoning Information [HERE](#)

Property Highlights

- Well located within Cannon Falls' Industrial Park
- No wetland on property
- Potential to subdivide
- Outdoor storage is a conditional use
- Close proximity to Hwy 52, 22,000 VPD



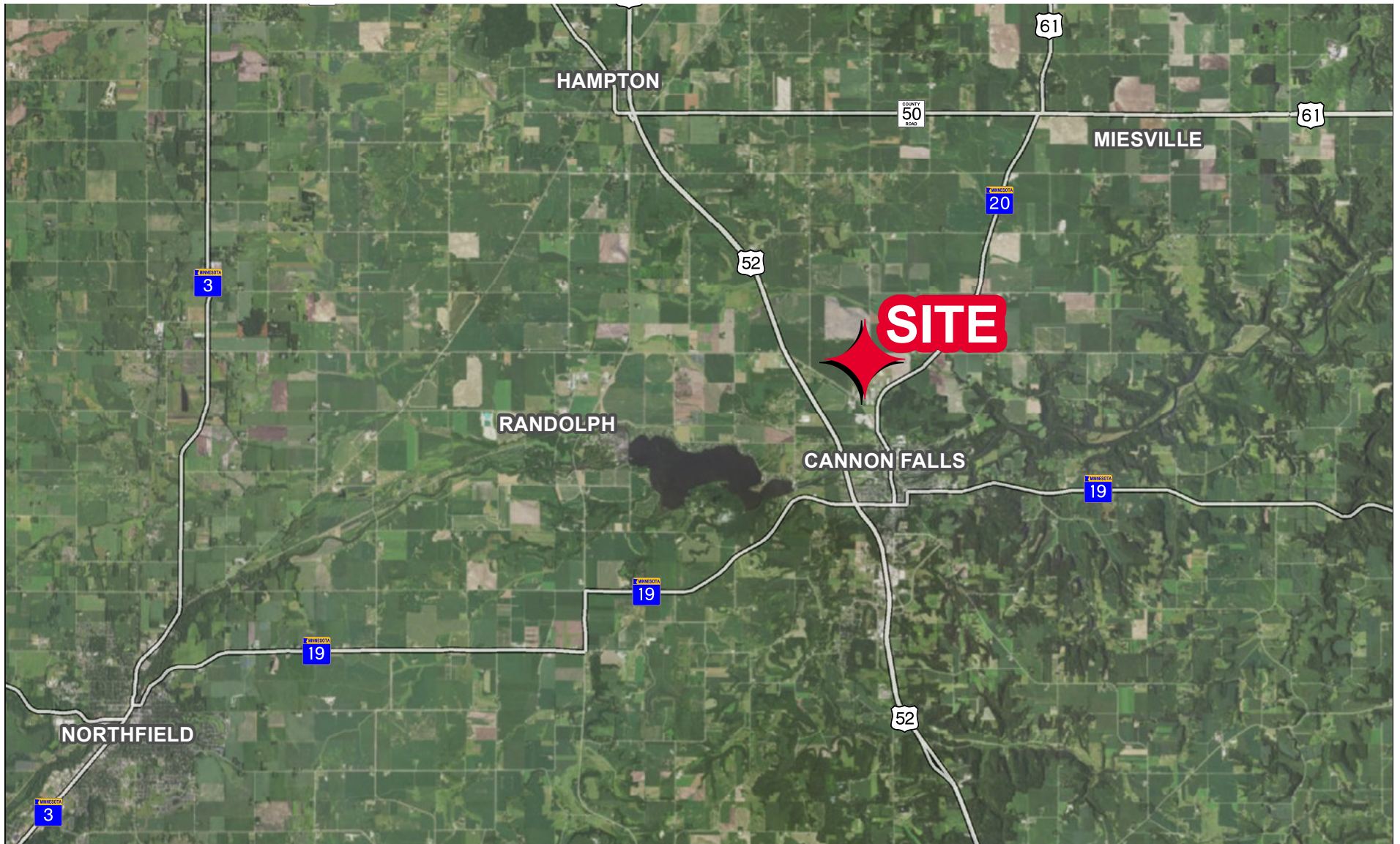
Demographics (2024)

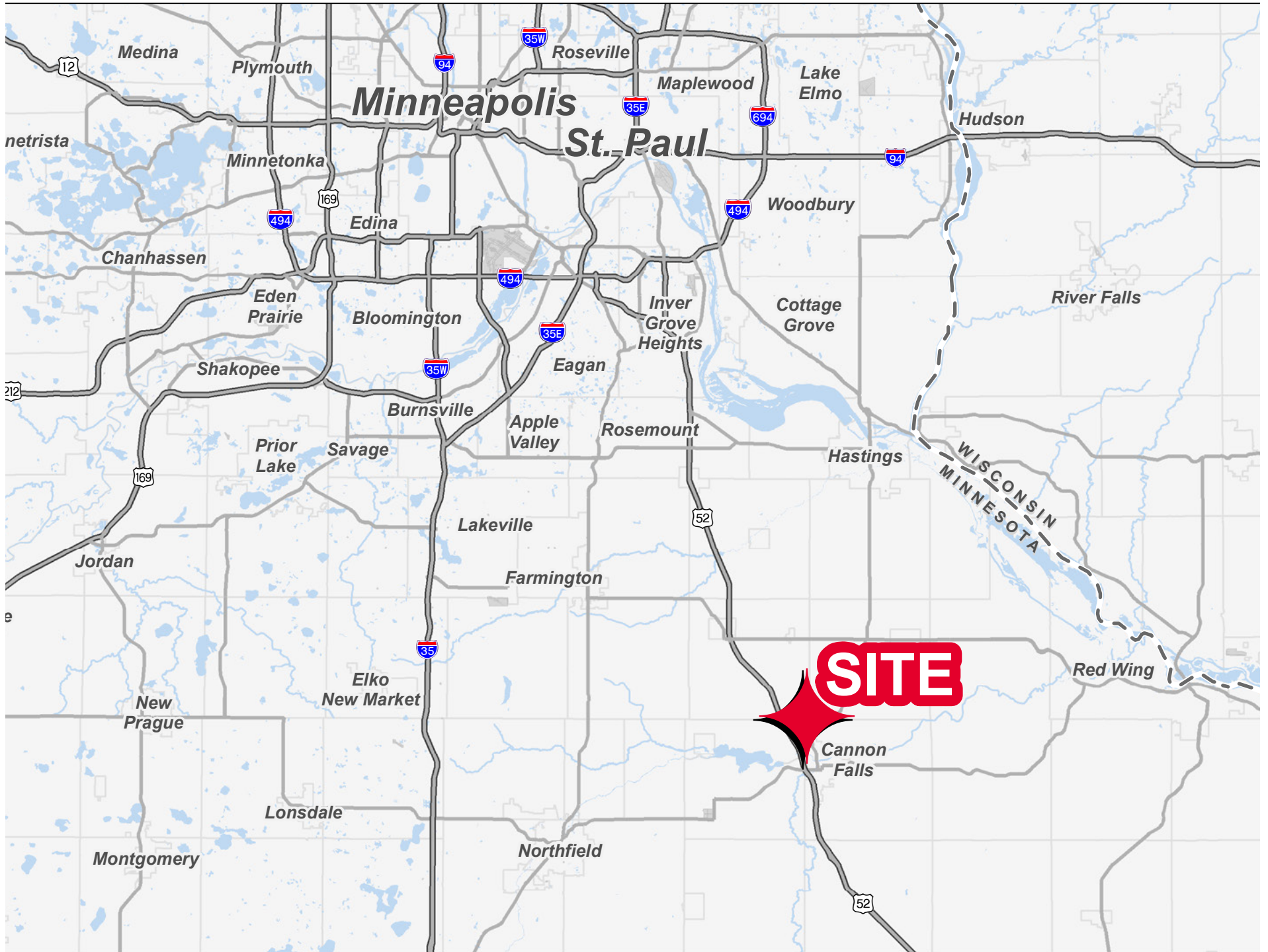
	1 Mile	3 Miles	5 Miles
Population	47	5,003	7,384
Households	14	2,175	3,034
Average HH Income	\$158,667	\$113,674	\$118,457
Daytime Population	326	2,644	3,379

PROPERTY AERIAL

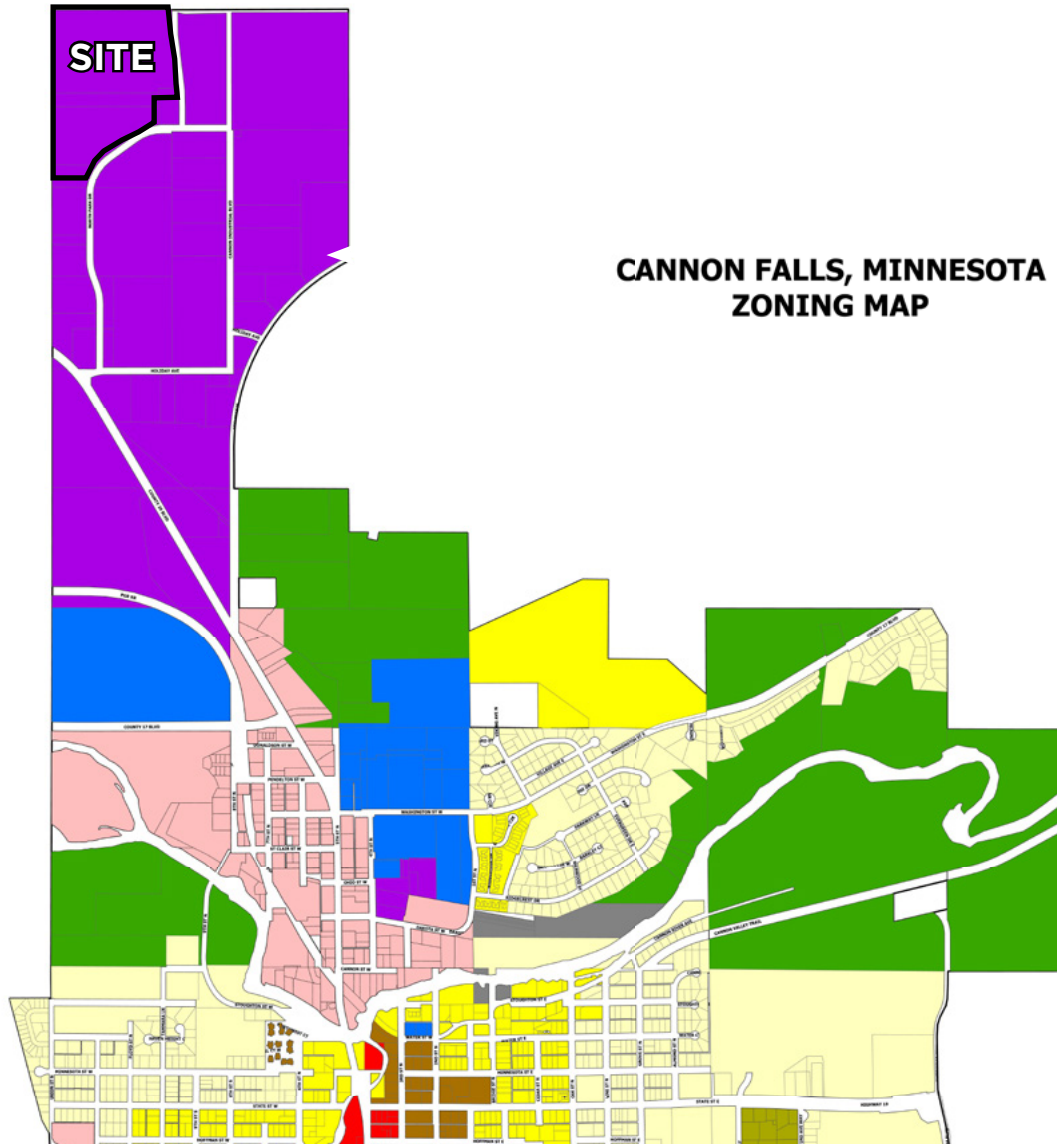


PROPERTY AERIAL





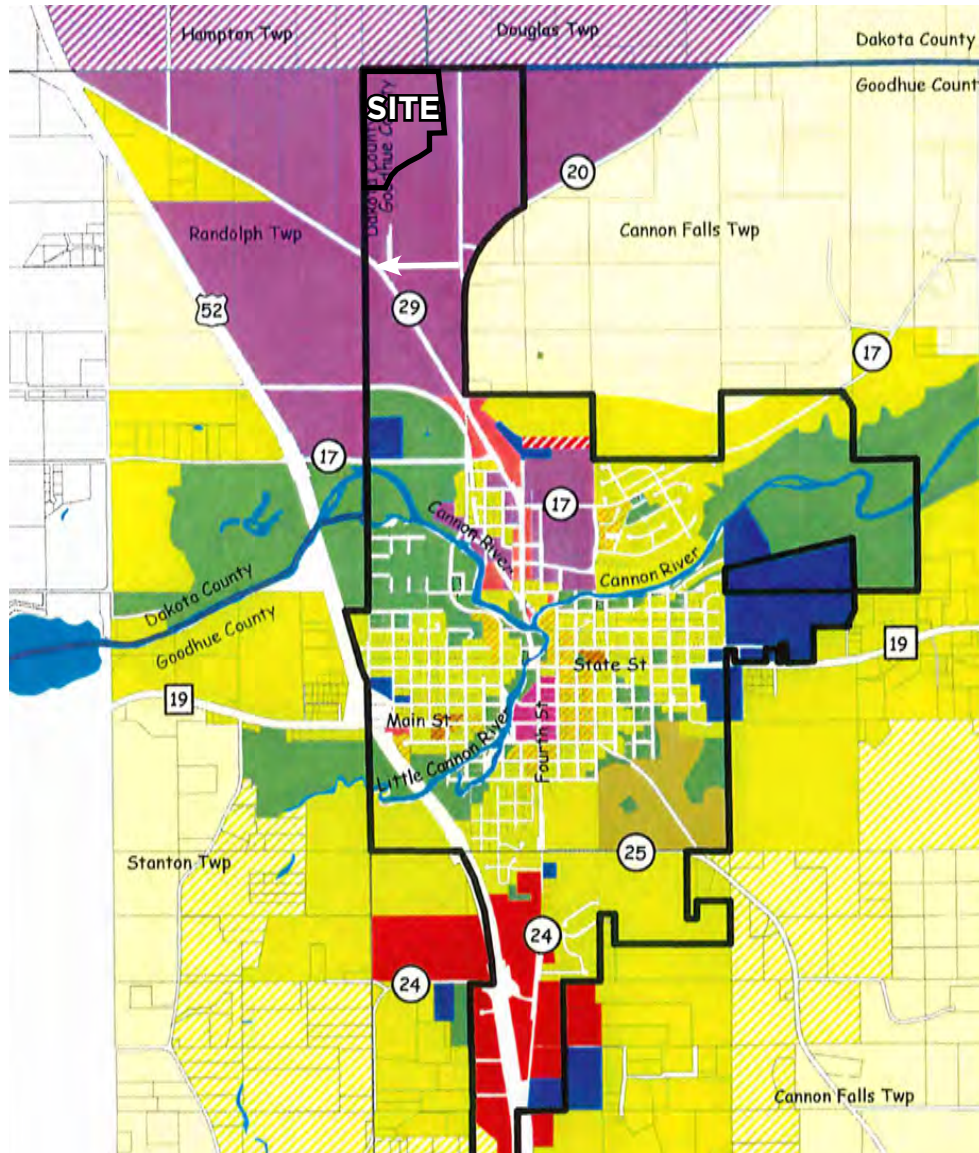
ZONING MAP



CANNON FALLS, MINNESOTA
ZONING MAP

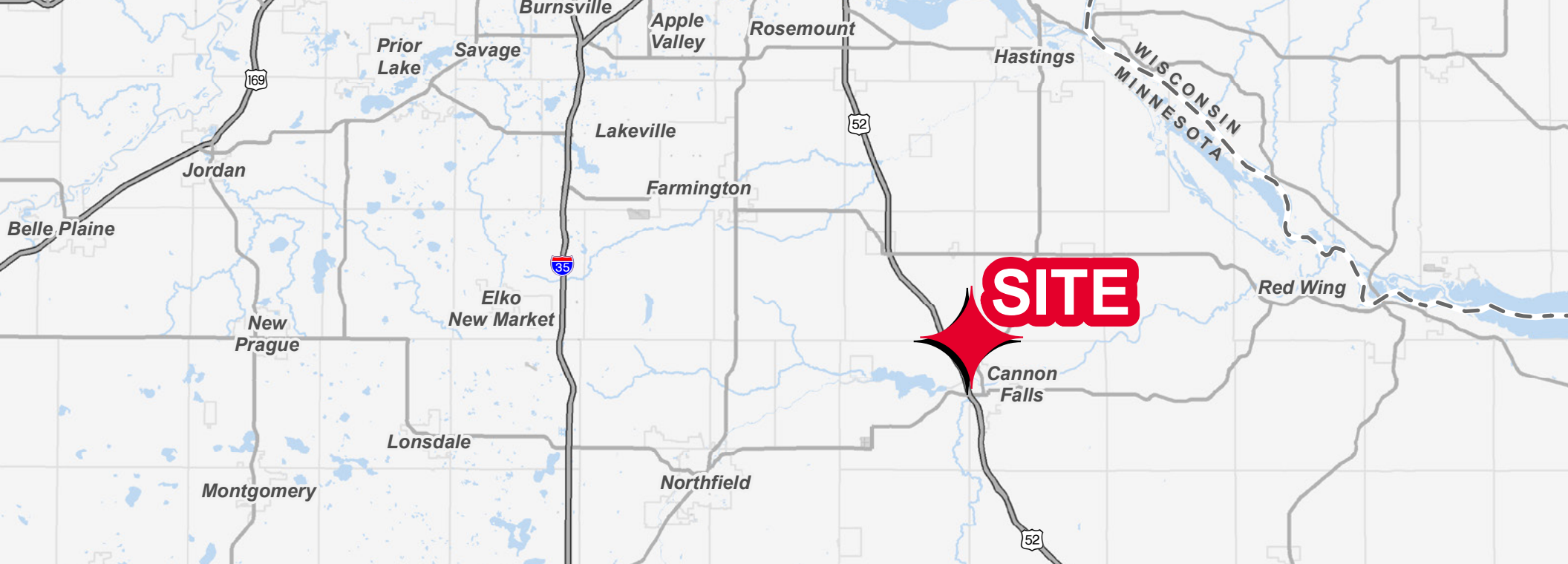
- B-1, General Business
- B-2, General Business
- I-1, Limited Industrial
- I-2, General Industrial
- PUD, Planned Unit Development
- R-1, Single Family Residential
- R-2, Single Family Residential
- R-3, Medium Density Residential
- R-4, High Density Residential
- R-B, Residential Business
- R-M, Single Family Manufactured Home
- RE, Residential Estate
- UR, Urban Reserve

FUTURE USE MAP



- | | |
|----------------------------|---------------------|
| Agricultural | Industrial |
| Urban Reserve | Future Industrial |
| Low Density Residential | Vacant |
| Medium Density Residential | Public |
| High Density Residential | Park and Open Space |
| Convenience Commercial | Rivers and Lakes |
| Highway Commercial | City Boundary |
| Mixed Use | Parcels |
| Downtown | Township Boundary |
| Office | County Boundary |

Prepared by Dahlgren, Sharkey and Urban
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CONTACT INFORMATION

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