

# Hwy 53 & Lavaque Bypass, Hermantown, MN

**Prime Corner • \$3,300,000**



- 45.86 Acre Site
- Zoned C-1
- Airport Zones A & C
- Superfund Site—filled and all remediation work completed
- Excellent Traffic Counts
- No Wetlands
- MPCA—Former Gopher Oil Superfund site, all remediation work complete. One monitoring well remains and land is preferred to be developed in front area with parking surface capping back acreage.
- Soil Condition—Superfund site filled and is static meeting parking requirements. Pilings are advised for building. No soil can be removed from site.
- TIF—Qualifies for 25 year TIF district applying as much as legally allowable to this site. TIF is supported by Hermantown.
- TIF Benefits—up to \$3,000,000
- 2018 Real Estate Taxes \$19,034.00



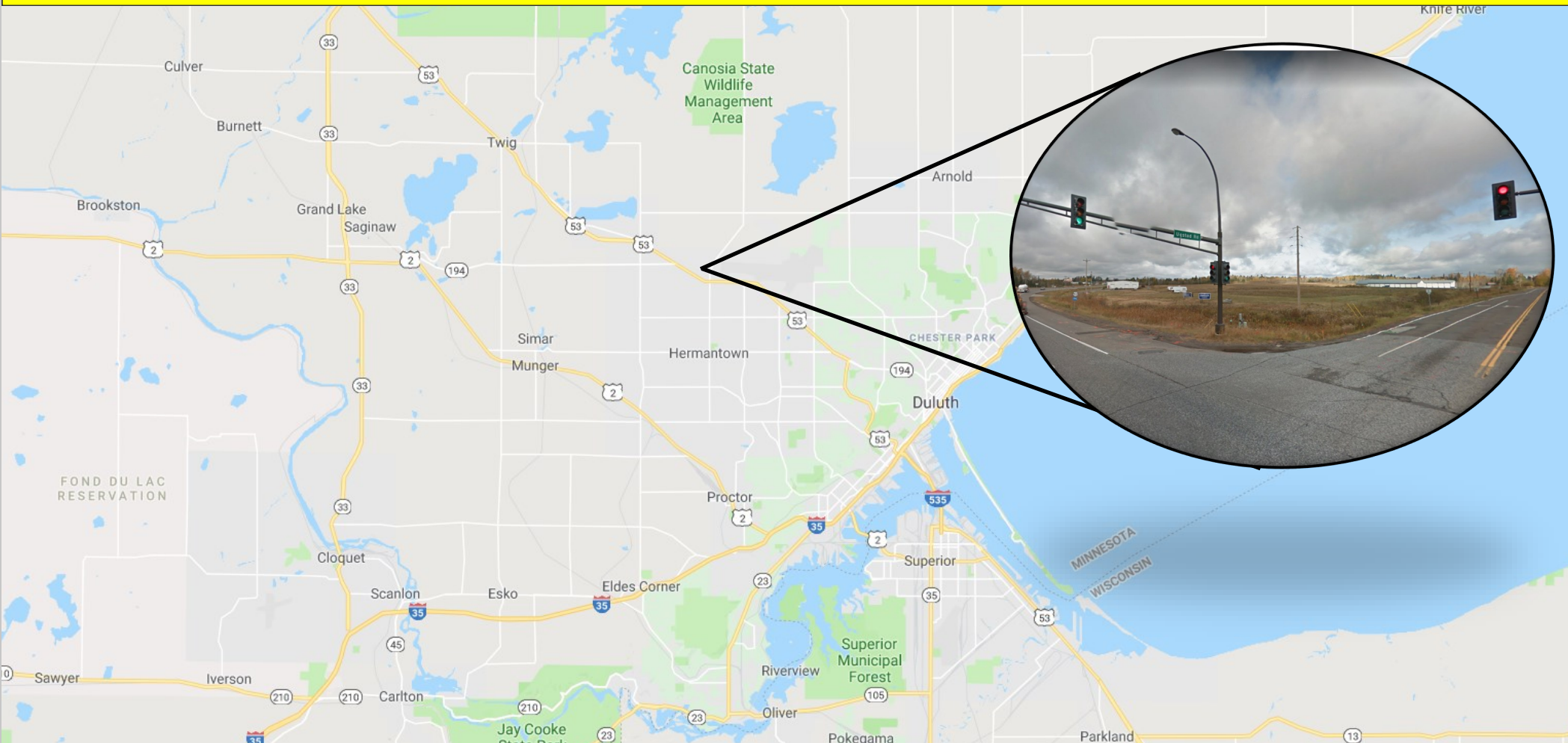
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All Information Herein Deemed Reliable but not Guaranteed



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