

RICHMOND BUSINESS PARK

191ST AVE & MAIN STREET E, RICHMOND, MN 56368

FOR SALE



PROPERTY DESCRIPTION

Inventure Real Estate is excited to present Richmond Business Park. These highly visible lots are directly adjacent to Hwy 23 in Richmond, MN. This business park offers an excellent opportunity to move your retail, commercial, or industrial business to own your building or to allow the owners to build to suit a building for you to lease. The site has direct access from 191st Ave and is located across from Dollar General and A&W. The site also has visibility and close access to Glacier Lake State Bike Trail. You don't want to miss out on these high visibility building sites.

PROPERTY HIGHLIGHTS

- All forms of building shell construction from post frame to precast buildings are allowed
- Lots are shovel ready
- City water and sewer, Stearns Electric, CenterPoint natural gas, Midco and Arvig fiber are stubbed into each lot
- Topography of lots are very flat
- Retail area storm sewer to be collected into the cities regional holding pond
- All other lots will manage storm water within their lot

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	48	2,057	7,403
Total Population	121	5,615	20,637
Average HH Income	\$63,350	\$68,496	\$69,455

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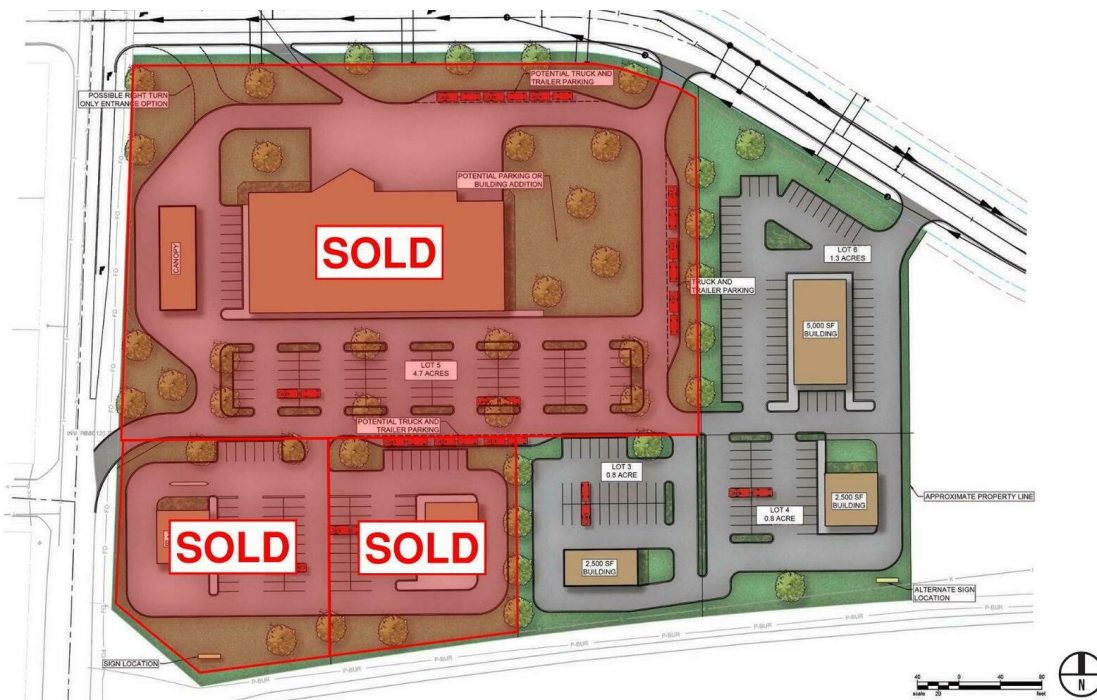
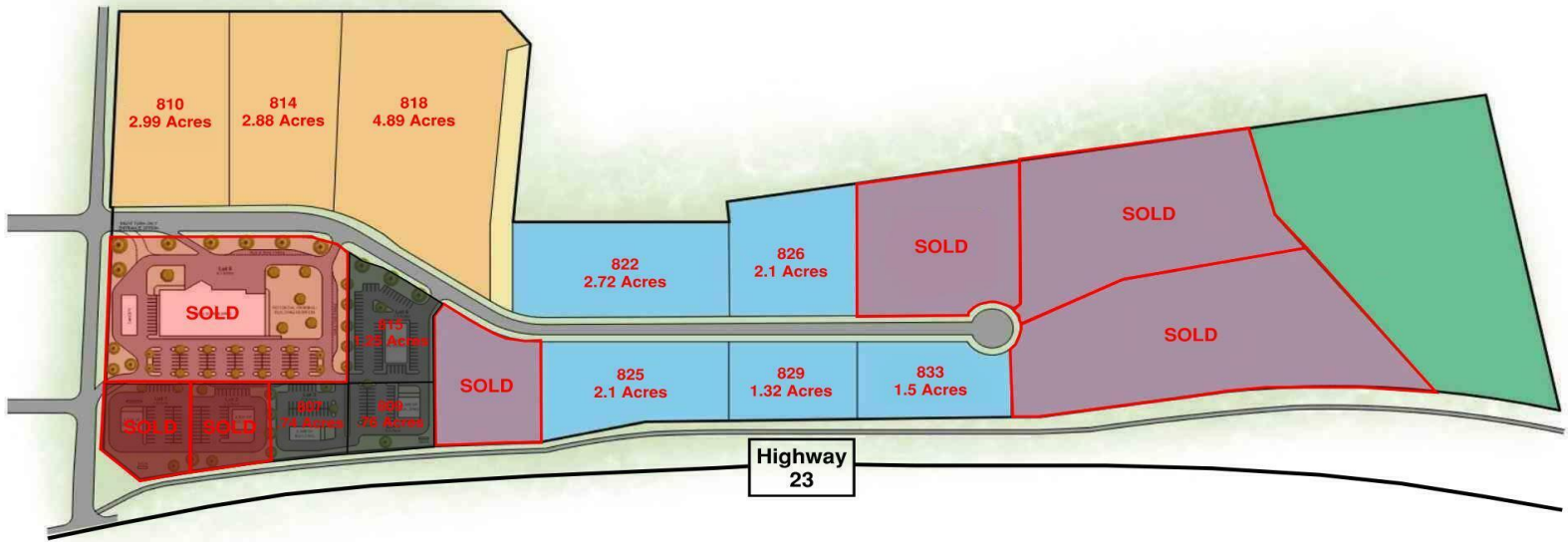


Commercial/Industrial Lots

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Commercial

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OF LOTS 18 | TOTAL LOT SIZE 0.74 - 4.89 ACRES | TOTAL LOT PRICE \$125,000 - \$425,000 | BEST USE -

STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Available	810	Other	2.99 Acres	\$280,000
Available	814	Other	2.88 Acres	\$260,000
Available	818	Other	4.89 Acres	\$425,000
Available	822	Other	2.72 Acres	\$225,000
Available	826	Other	2.1 Acres	\$175,000
Sold	830	Other	3 Acres	N/A
Sold	837	Other	10.55 Acres	N/A
Available	833	Other	1.5 Acres	\$125,000
Available	829	Other	1.32 Acres	\$125,000
Available	825	Other	2.1 Acres	\$200,000
Sold	819	Other	1.62 Acres	N/A
Available	815	Retail	1.25 Acres	\$215,000
Sold	801	Retail	4.61 Acres	N/A
Sold	803	Retail	1 Acres	N/A
Sold	805	Retail	0.86 Acres	N/A
Available	807	Retail	0.74 Acres	\$200,000
Available	809	Retail	0.76 Acres	\$165,000

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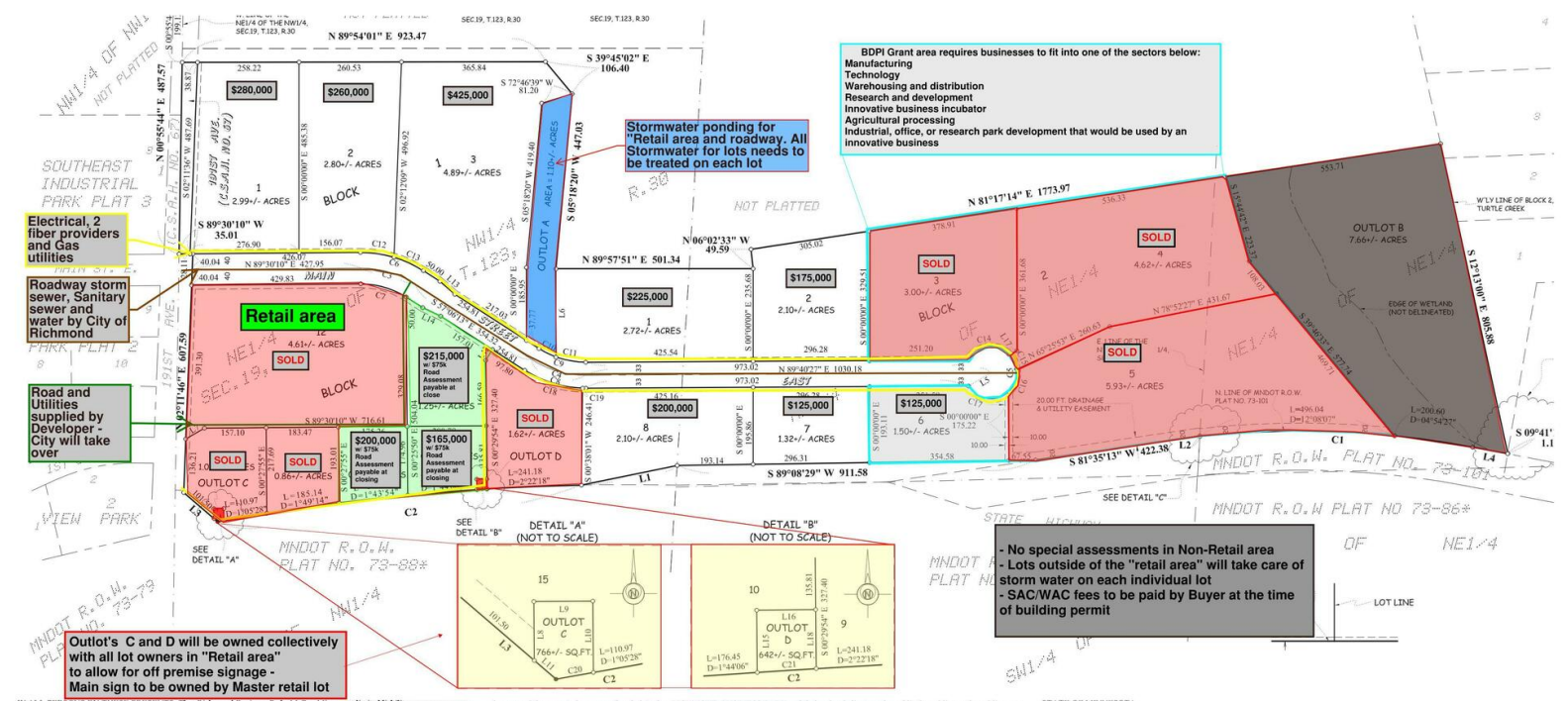
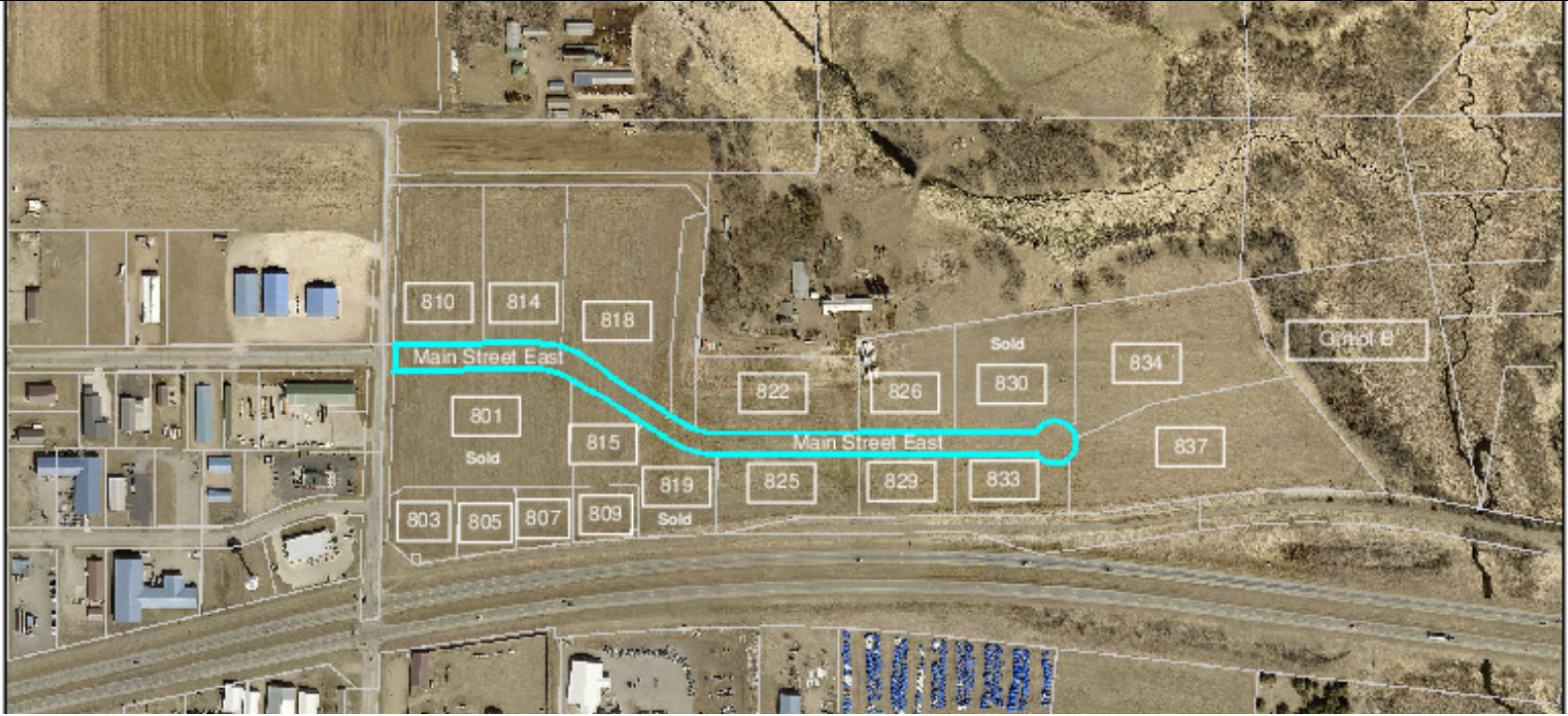
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* ALL PERSONS BY THESE PRESENTS, That Richmond Business Park, LLC, a Minnesota limited liability company, owner has caused the same to be surveyed and platted as RICHMOND BUSINESS PARK, and do hereby dedicate to the public for public use the public ways STATE OF MINNESOTA

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