

RICHMOND BUSINESS PARK

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

FOR SALE



PROPERTY DESCRIPTION

Inventure Real Estate is pleased to present Richmond Business Park, a commercial land development offering 8 shovel-ready lots in the growing Richmond market. Lot sizes range from 0.74 acres to 4.89 acres, providing flexibility for a wide range of commercial users and development needs. Designed to accommodate multiple construction types, including post-frame and precast buildings, allowing users to tailor construction to their operational requirements. All lots feature flat topography, helping to streamline development and reduce site preparation costs. Each parcel is fully serviced with city water and sewer, as well as Stearns Electric, CenterPoint Energy natural gas, and fiber connectivity from Midco and Arvig. With its shovel-ready status, full utility access, and flexible building allowances, Richmond Business Park presents an excellent opportunity for businesses, developers, and investors looking to establish or expand in a well-positioned commercial environment.

PROPERTY HIGHLIGHTS

- 8 shovel-ready commercial lots available
- Well located right off Highway 23 in Richmond, MN
- Forms of building shell construction permitted, including post-frame and precast buildings
- All utilities stubbed to each lot: City sewer & water, Stearns Electric power, and high-speed fiber via Midco and Arvig
- Flat, development-ready terrain minimizing site prep costs
- Ideal for developers, owner-users, and investors seeking flexible, ready-to-build sites in a growing market

OFFERING SUMMARY

Sale Price:	\$165,000 - \$425,000
Available Lots:	8 shovel-ready lots

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

JAKE CLEVELAND

320.291.8625

jcleveland@inventureproperties.com

DOUGLAS BOSER

320.980.3983

dboser@inventureproperties.com

AUSTIN RUEHLE

320.309.7598

aruehle@inventureproperties.com



Commercial

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# OF LOTS	18	TOTAL LOT SIZE	0.74 - 4.89 ACRES	TOTAL LOT PRICE	\$165,000 - \$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			
Sold	833	Other	1.5 Acres	\$125,000			
Sold	829	Other	1.32 Acres	\$125,000			
Sold	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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