

Forest Lake

Scandia Trail North

12.32 Acres



FOR SALE

8303 216TH ST N
FOREST LAKE, MN 55025
PRICE NEGOTIABLE

Results
COMMERCIAL
RE/MAX RESULTS

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Presented By:

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PROPERTY INFORMATION

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	Negotiable
Parcel Size:	12.32 Acres (536,657 SF)
Building Size:	6,960 SF
Current Zoning:	SF - Residential
County:	Washington
PID#:	1403221230041
2026 Taxes:	\$13,192

PROPERTY OVERVIEW

- 6,960 SF Warehouse + Office
- **12.32 Acres / 536,657 SF**
- Currently operating under a Conditional Use Permit (CUP). City states CUP possible for similar industrial use with new owner. Zoned Single Family Residential District
- Incredible location surrounded by single-family residential housing.
- Highly desirable, 2,270-acre, Forest Lake nearly immediately adjacent to property. Very popular recreational and fishing lake.
- **Excellent opportunity for similar industrial owner-user, residential developer, or investor.** Rare chance to acquire this type of site with this type of location profile
- 35-45 minutes from Minneapolis or St. Paul
- **Outstanding surrounding demographics with an average household income of \$157,612 within 1 mile.**
- Long time family ownership currently operating as landscape supply business
- Easy and convenient access to the property from I-35 and City of Forest Lake
- Contact Listing Brokers Mark Hulsey and Sawyer Hulsey for questions and tours. DO NOT DISTURB TENANTS.

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PHOTO GALLERY

PHOTO GALLERY

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PHOTO GALLERY

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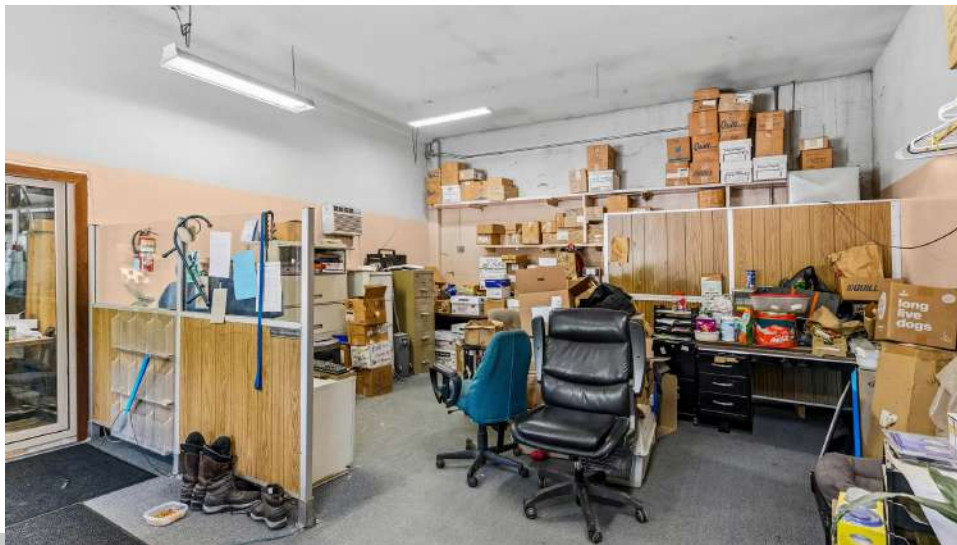
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PHOTO GALLERY

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PHOTO GALLERY

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ZONING SECTION

ZONING DESCRIPTION

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ZONING DESCRIPTION

****Currently operating under a Conditional Use Permit (CUP). City states CUP possible for similar industrial use with new owner. Zoned Single Family Residential District****

The city of Forest Lake's 2040 Comprehensive Plan designates the proposed use for the land as "Low-Density Residential".

Prospective Buyers and representatives are responsible for their own research regarding zoning and permitted uses.

To learn more, please visit: <https://ci.forest-lake.mn.us/169/Community-Development>

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LOCATION INFORMATION

RETAILER MAP

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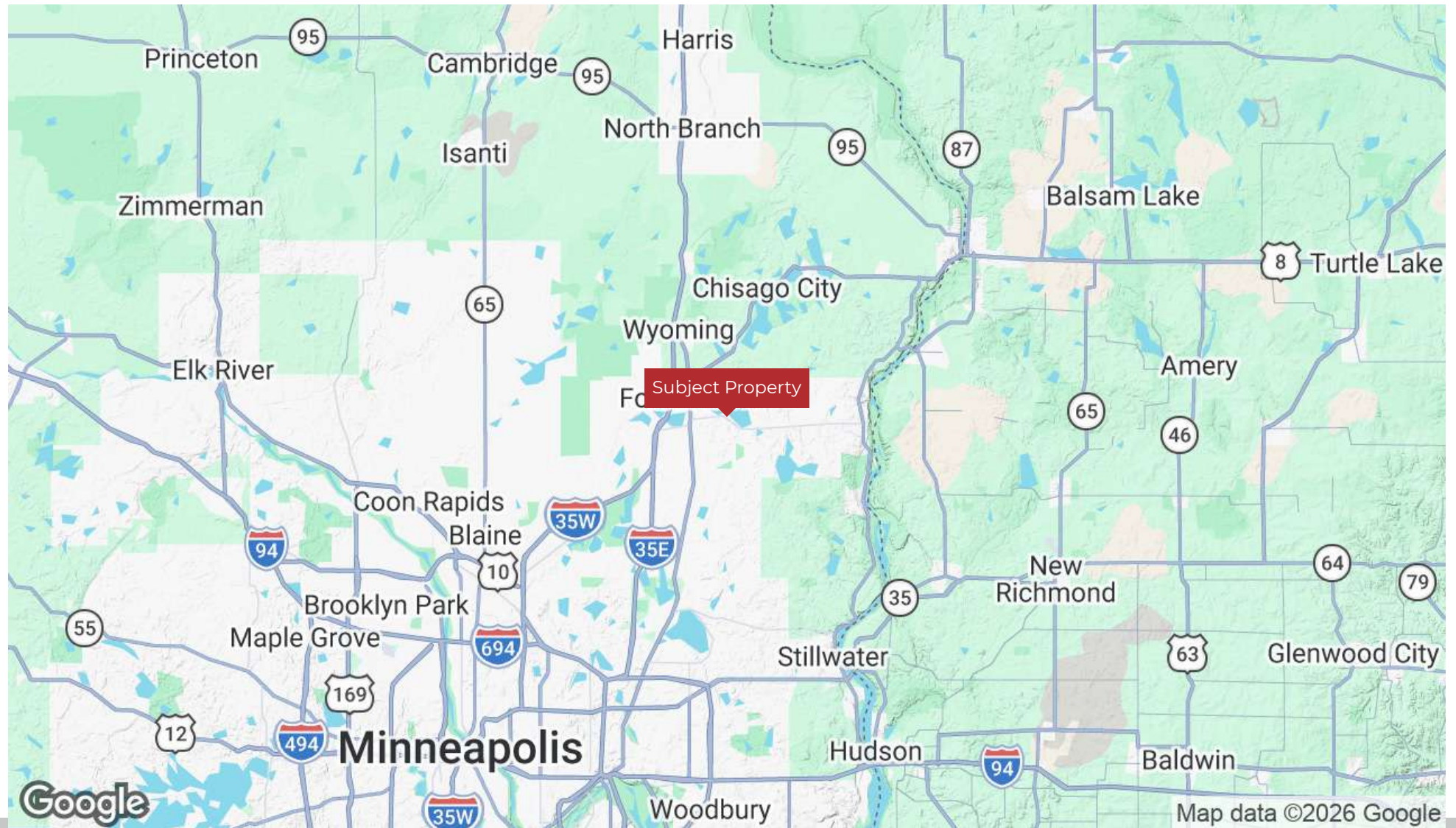
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REGIONAL MAP

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LOCATION MAP

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ABOUT FOREST LAKE, MN

FOREST LAKE AREA OVERVIEW

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FOREST LAKE AREA MINNESOTA

Forest Lake is a growing North Metro community known for its strong quality of life, scenic lake-oriented setting, and convenient access to the Twin Cities. The city offers a desirable blend of suburban comfort, outdoor recreation, neighborhood retail, and commuter connectivity, making it an appealing destination for residents seeking both lifestyle and accessibility.

With a city population of 20,611, Forest Lake continues to benefit from steady residential demand, strong household incomes, and a highly livable environment. Its mix of established neighborhoods, regional amenities, and proximity to major transportation corridors supports long-term appeal for commercial investment.



KEY DEMOGRAPHICS WITHIN 1 MILE OF SUBJECT PROPERTY

Average Age

43.9

Average HH Income

\$157,612

Total Population

1,654



WHY INVEST IN FOREST LAKE



Affluent suburban demographic profile with strong household income levels



High quality-of-life community with lake amenities and outdoor recreation



Convenient regional access to the Twin Cities via I-35 corridor connectivity



Stable long-term housing demand supported by livability and community growth

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ABOUT FOREST LAKE

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FOREST LAKE, MN

Forest Lake serves as a key commercial and residential hub for the northern Twin Cities metro, drawing activity from surrounding communities throughout Washington and Chisago counties. Its location along Interstate 35 provides efficient connections to Minneapolis–St. Paul, while the city's established retail districts, local employers, schools, and public amenities create a well-rounded environment for continued growth.

The community's extensive lake system, parks, trails, and year-round recreation contribute to a strong sense of place and help attract residents seeking space, convenience, and an active lifestyle. Supported by an affluent local population and a broad regional trade area, Forest Lake offers a compelling setting for long-term real estate ownership and investment.

To learn more, please visit: <https://ci.forest-lake.mn.us/>

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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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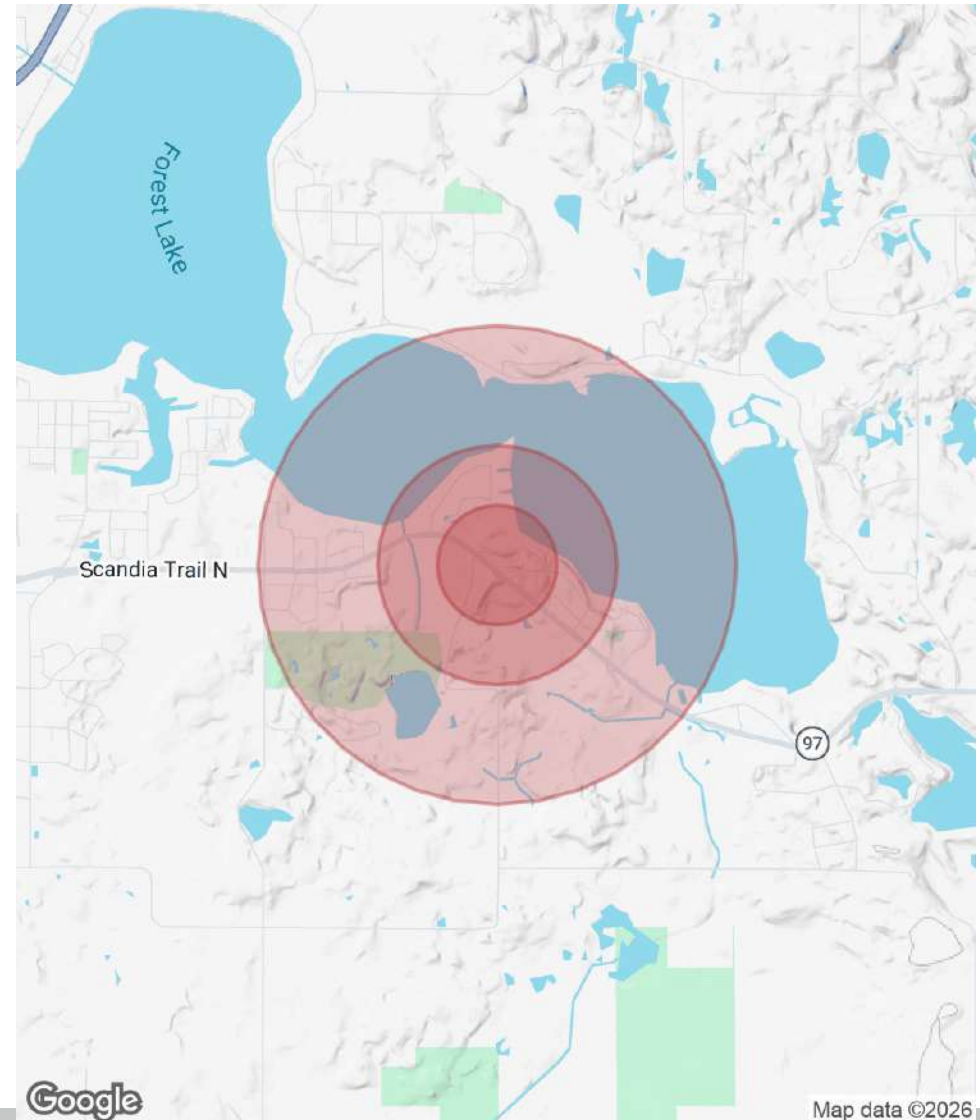
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	119	480	1,654
Average Age	41.6	41.4	43.9
Average Age (Male)	41.9	41.6	44.6
Average Age (Female)	40.9	40.6	42.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	47	191	655
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$159,733	\$157,933	\$157,612
Average House Value	\$432,018	\$428,987	\$444,184

2023 American Community Survey (ACS)



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LISTING BROKERS

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