

FOR SALE

90917 240TH STREET

AUSTIN, MN 55912

Lakes

Sotheby's
INTERNATIONAL REALTY



THE PROPERTY:

- 5 Building Property
- Square Footage: 5,185
- Year Built: 1981
- Zoning: R-1 Rural Residential
- Sales Price: \$850,000
- Acreage: 7.5 acres
- Lot Size: 1011' x 320'
- Multiple Garages/RV Parking

PROPERTY FEATURES:

Expansive Live/Work Opportunity

- Renovated in 2018 with turnkey flexibility
- Ideal for business, hobby farm, or live/work use
- Endless flexibility across multiple structures

Updated Modern Farmhouse

- Beautifully renovated main residence
- Open layout with modern farmhouse finishes

Multi-Building Flexibility

- Four additional buildings with utilities: event center, shop, greenhouse, office & barn

PRESENTED BY:

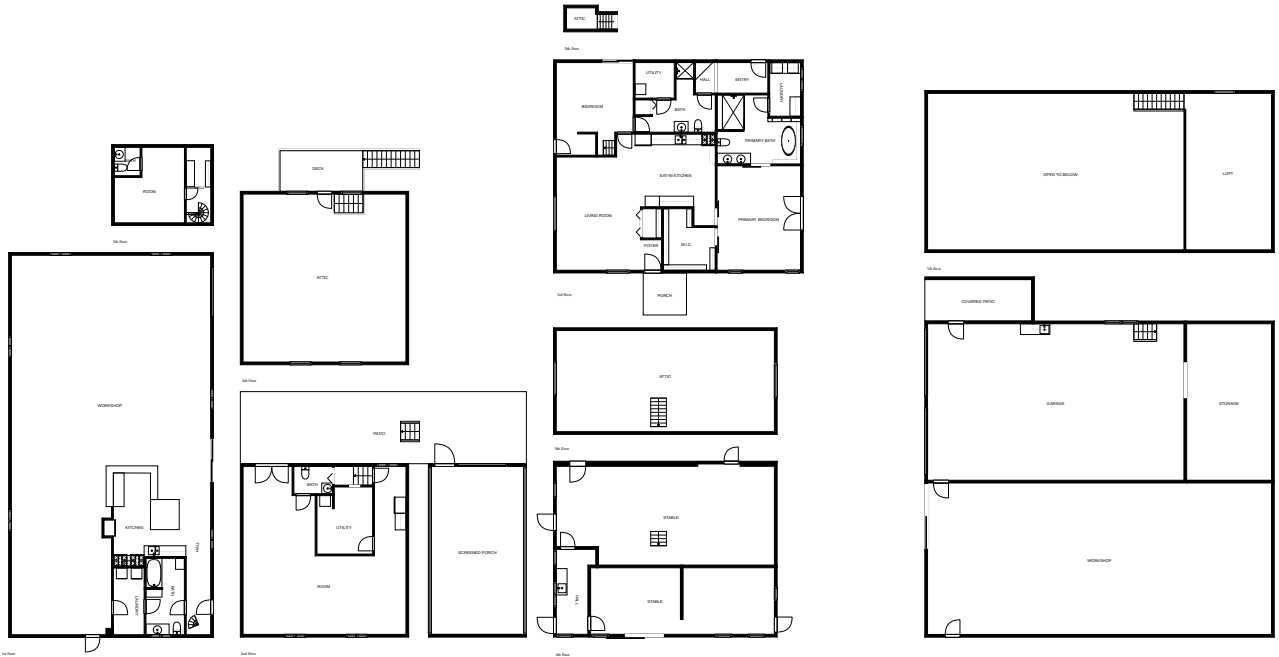
CHRISTIAN PETERSON, ESQ.

Sr. Commercial Real Estate Specialist
Lakes Sotheby's International Realty
612-269-1902

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90917 240TH STREET | FLOORPLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



QUESTIONS?

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Imagine The Possibilities

POTENTIAL USES FOR THIS 8+ ACRE, MULTI-BUILDING PROPERTY
90917 240TH STREET | AUSTIN, MN



CANNABIS FACILITY



WEDDING / EVENT VENUE



KENNEL FACILITY



RURAL/LIGHT INDUSTRIAL FACILITY

ENDLESS POTENTIAL

This versatile 8+ acre multi-building property offers exceptional flexibility for a wide range of commercial, agricultural, and live/work opportunities. With multiple buildings, existing infrastructure, and rural privacy, the property is well-positioned for a variety of business or lifestyle uses.

CANNABIS FACILITY

The property is already through much of the entitlement process for a cannabis facility, providing a significant head start for operators. Multiple buildings, separation of uses, and ample land make this an ideal setup for cultivation, processing, and support operations.

KENNEL FACILITY

The property features multiple outbuildings and open acreage, ideal for a dog kennel, training facility, or animal care operation. Separate buildings offer flexibility for boarding, grooming, training, and office use.

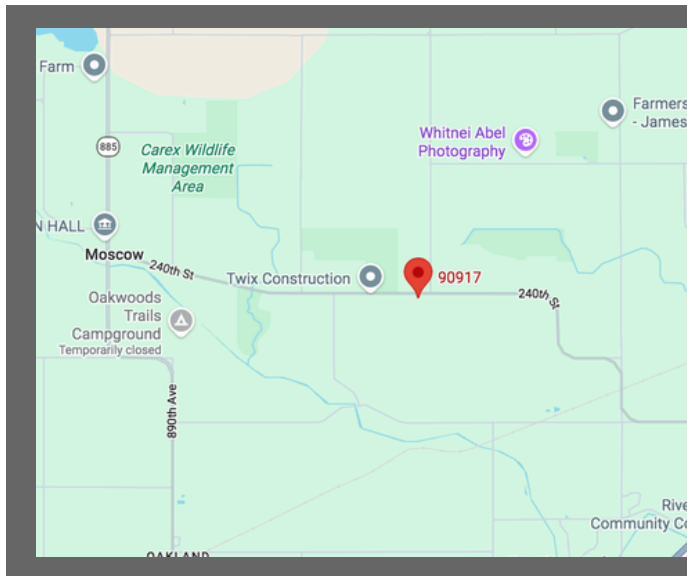
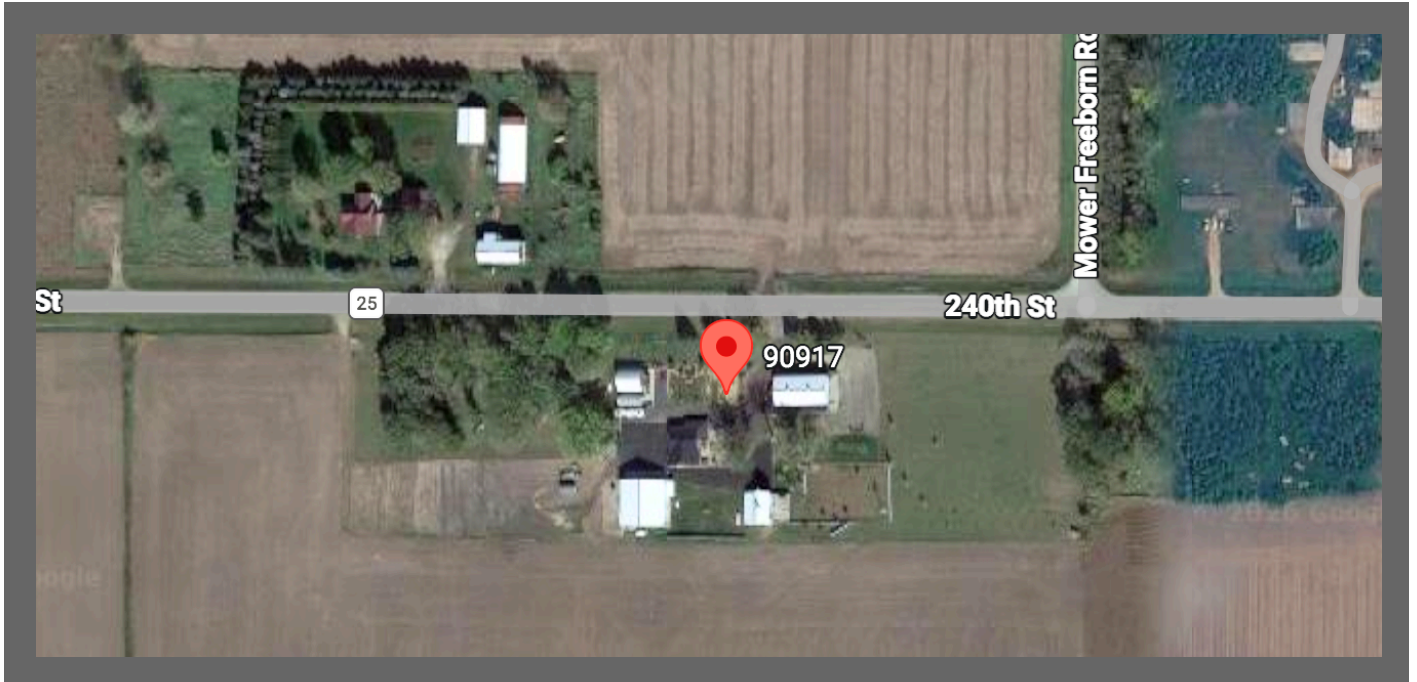
WEDDING/EVENT VENUE

The beautifully renovated buildings, modern farmhouse aesthetic, and expansive outdoor space create an ideal setting for weddings, private events, and retreats. Multiple structures allow for event space, preparation areas, and guest accommodations.

RURAL/LIGHT INDUSTRIAL FACILITY

Ideal for contractors, trades, or small business operations. Multiple buildings, storage space, and easy access make this property well suited for light industrial, service-based businesses, or equipment storage.

90917 240TH STREET | LOCATION & PLOT MAP



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