

## *Lot For Sale*

### *Prime Lake Elmo Old Village Location*



**Location:** xxxxx 39th Street North Lake Elmo, MN 55042

**Description:** Building pad in the heart of Lake Elmo's "Old Village". Great access to Highways 36, 94, and 694. Water and sewer at the sight. Guided for generous Village Mixed Use (VMX). See attached site plans and example building. Likely to fit up to 7,000 square foot foundation. Could go up two floors for 14,000 square foot building.. Contact broker for details.

**Price:** \$274,900

**Zoning:** Commercial

**Guided Use:** Village Mixed Use (VMX)

**Taxes:** 2024: Base - \$22 Assessment - \$2,407

*\* All information deemed reliable but not guaranteed\**

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**CONTACT: MICK LYNSKEY OR BOB CLARK**

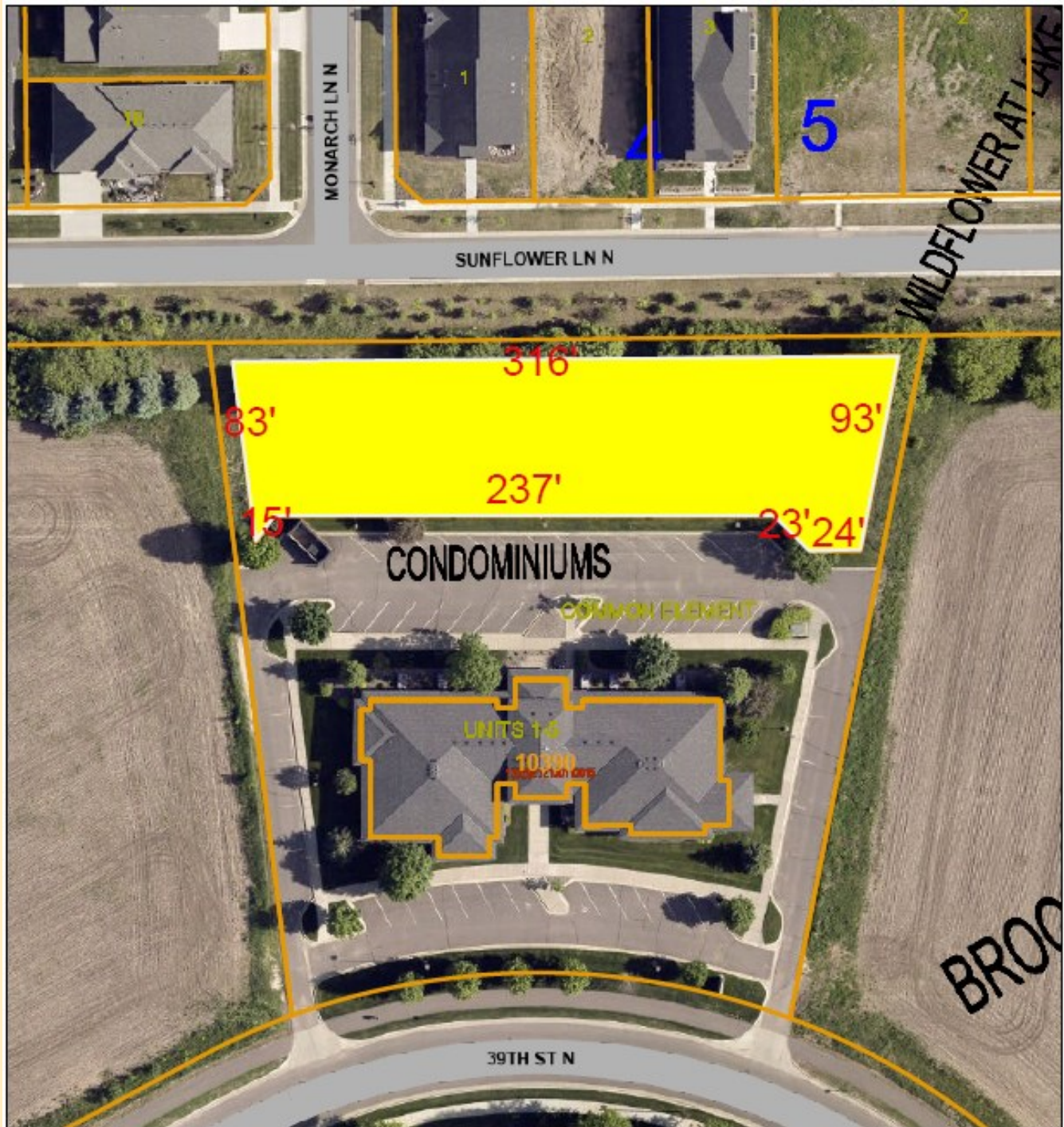
651.439.1412 • FAX 651.439.8071

PO BOX 36 • 118 S. MAIN ST. • STILLWATER, MINNESOTA 55082

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Approximate lot dimensions



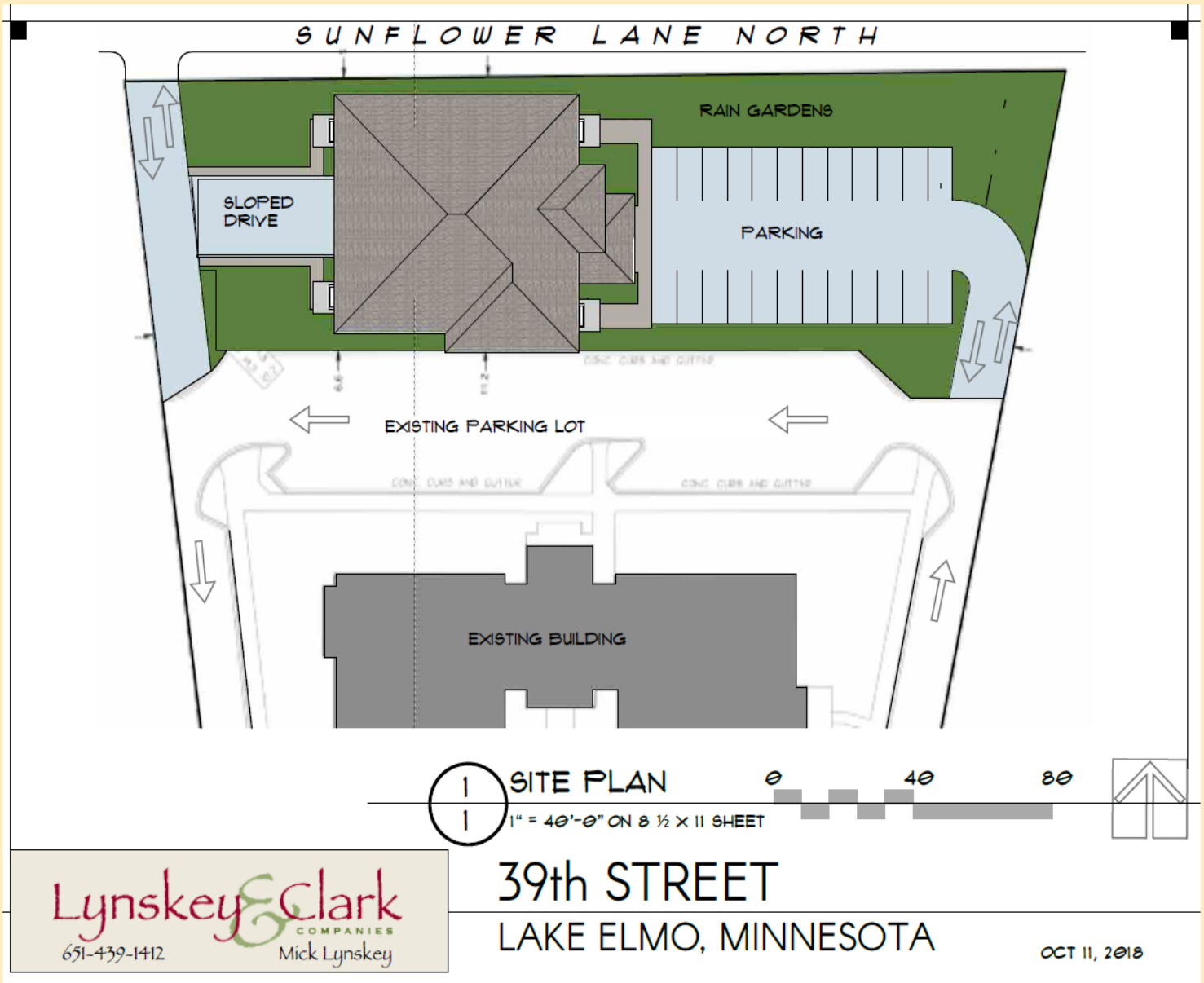
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## Example Site Plan



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*Example Building*



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## *Example Building*



- ASPHALT ROOFING
- ANDERSEN WINDOWS
- CORNER BOARDS
- METAL SHED ROOFING
- WOOD BRACKETS
- LP SMARTSIDE
- STONE BASE



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