

For Sale Commercial Land xxx Highway 55 W, Maple Lake 55358

SOLD

Highway!



PRICE REDUCED

PROPERTY INFORMATION

* Sales Price \$2.00/psf

Reduced to <u>\$1.65/PSF</u> (Divisible)

- * 4.0 Acres of Commercial Land
- * Wright County
- * PID 110-067-000010
- * 2024 Taxes TBD
- * Zoned: B2 Highway Business
- * Great Commercial Parcel
- * City Utilities
- * Businesses in the Area Include: Madigan's Pub, BP Amoco, Irish Coffeehouse, Subway, Ace Hardware, M&M Express Lube, Bernatello's Pizza, Subway and more.

St Francis Oak Grove Big Lake Elk River Monticello Otsego nnandal MAPLE LAKE Andover Coon Rapids Buffalo Lino Lake 610 10 (25) Brooklyn Park ato (100) è Deland Plymouth Wayzata Minneapolis Watatown Mound 35W Minnetonka Edina Chanhassen Inver G Waconia Bloomington Heigh

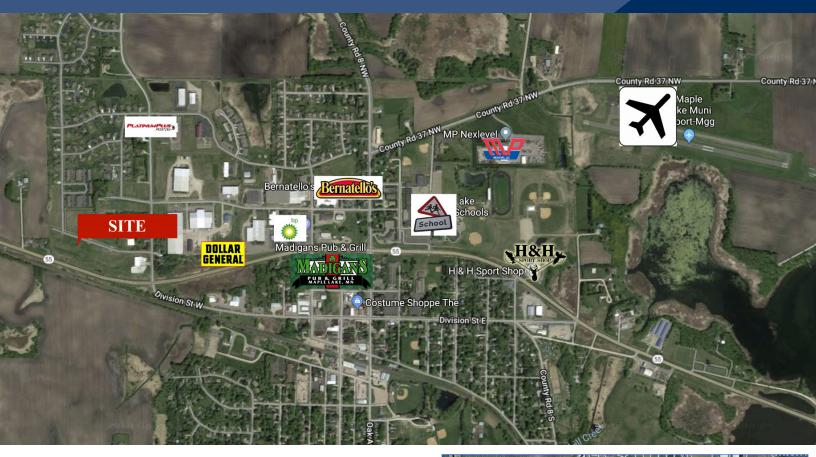
Contact: WAYNE ELAM (763) 229-4982 WElam@crs-mn.com

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COMMERCIAL REALTY SOLUTIONS



Maple Lake Demographics					-	
Demographics - 2015	1-Mile		3-Mile		5-Mile	
Population		2,298		2,298		9,127
Average Age		38		38		44
Average Household Inc.	\$	47,306	\$	47,306	\$	63,429
Median Household Inc.	\$	44,490	\$	44,490	\$	54,609



TRAFFIC COUNTS - 2023

* Highway 55 - 10,200 VPD * C.R. 8 - 3,900 VPD * Division Street - 3,350 VPD Contact: WAYNE ELAM (763) 229-4982 WElam@crs-mn.com

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