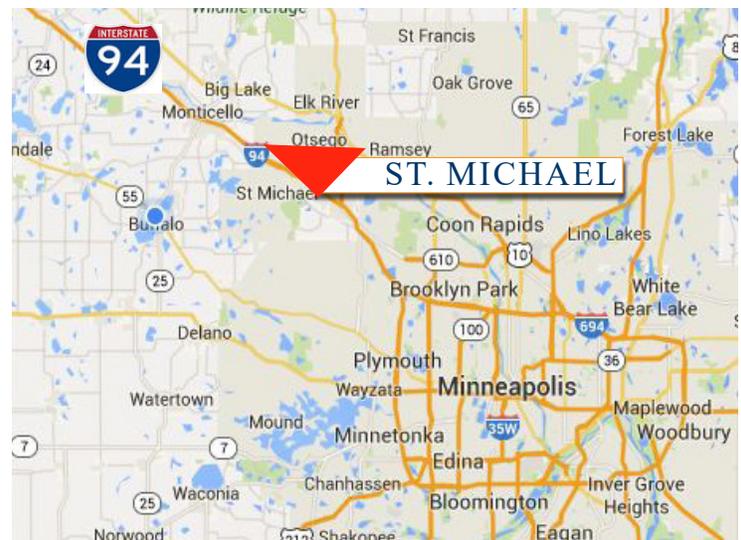




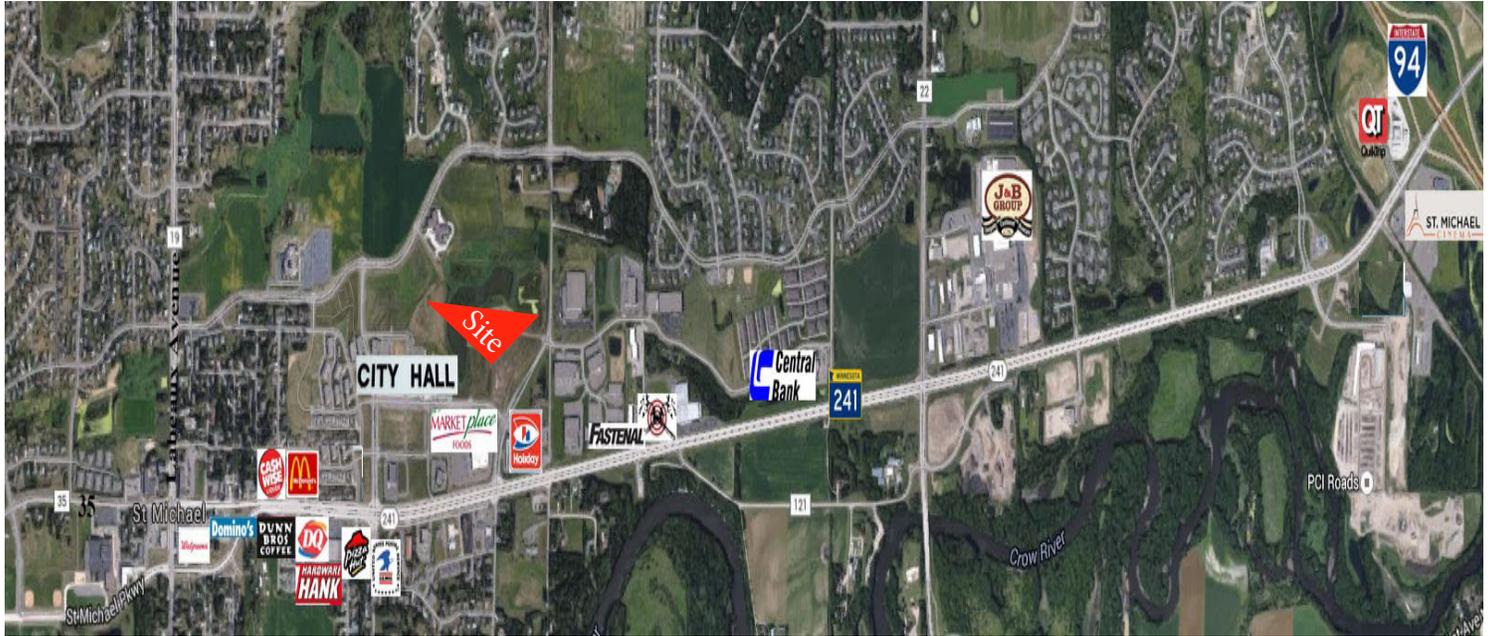
## PROPERTY INFORMATION

- \* Pricing from **\$6.00 - \$10.00/psf**
- \* Multiple Lots Available
- \* Maple Grove is 20 minutes away
- \* Fox Hollow Golf Club is minutes from St. Michael and hosts 27 holes of championship golf!
- \* Zoning: Commercial
- \* Great location for Medical, Office, Commercial!
- \* Build Ready
- \* Assessments Paid
- \* Businesses in the Area Include:  
CVS, Mid West Bank, Marketplace Foods, Holiday Super Station, USPS, GoodYear Tire, Dairy Queen, Custom Cut & Color, Great River Regional Library, City offices, Speedway & more!



**Contact:**  
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**Contact:**  
**WAYNE ELAM**  
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## PROPERTY INFORMATION

- \* St. Michael is centrally located between St. Cloud and Minneapolis along I-94
- \* Convenient location to I-94, TH 101 and TH 241
- \* 25 Miles to Downtown Minneapolis
- \* Located near City offices, shopping and services
- \* Students in St. Michael consistently surpass state & national testing on ACT
- \* St. Michael was ranked #8 Best City in Minnesota
- \* Close to multiple 18-Hole Golf Courses
- \* Minutes from the Albertville Premium Outlet Mall
- \* Rural and Small Town feel
- \* Located in Wright County

## TRAFFIC COUNTS - 2024

- \* Main Street - 12,800 VPD
- \* Highway 241 - 22,200 VPD
- \* I-94 - 68,000 VPD

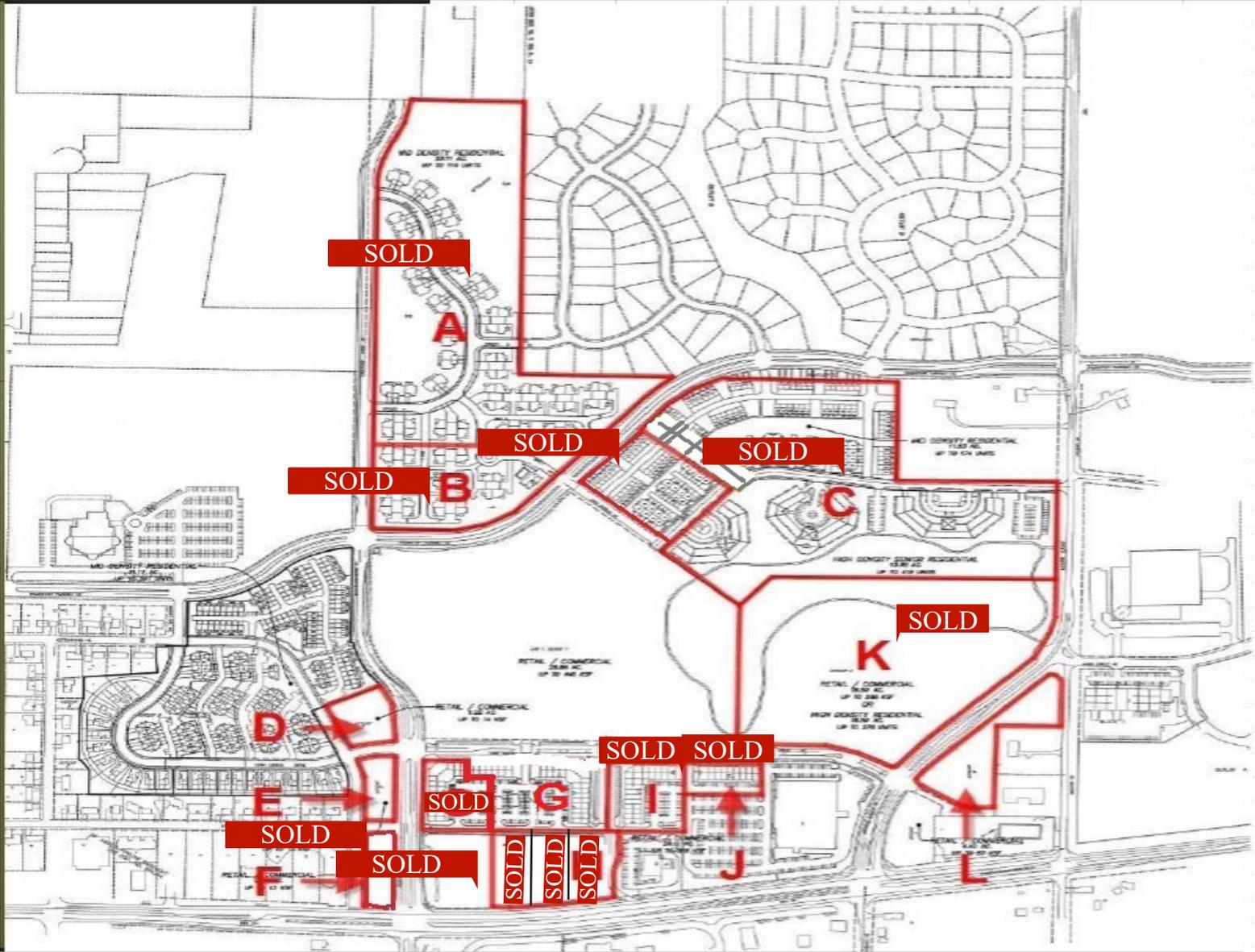
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COMMERCIAL REALTY SOLUTIONS

# For Sale Commercial Lots xxx Highway 241, St. Michael 55376



| LEGEND | 2025 Taxes   | Parcel | Tax ID       | Useable Acres | Gross Acres | Useable SF | Use                      | Useable Acres | Price       |
|--------|--------------|--------|--------------|---------------|-------------|------------|--------------------------|---------------|-------------|
|        | \$ 6,818.00  | D      | 114269000090 | 1.22          | 1.218       | 53,075     | High Density Residential | 1.218         | \$7.00/psf  |
|        | \$ 4,690.00  | E      | 114269000100 | 0.84          | 0.839       | 36,526     | Retail User              | 0.839         | \$6.00/psf  |
|        | \$ 20,848.00 | G      | 114399000010 | 3.94          | 3.94        | 171,756    | Med/Professional Office  | 3.94          | \$10.00/psf |
|        | \$ 8,406.00  | L      | 114304000010 | 1.68          | 1.68        | 73,277     | New Restaurant           | 1.682         | \$7.00/psf  |

NOTE: Acreage is approximate.

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COMMERCIAL REALTY SOLUTIONS

# For Sale Commercial Lots xxx Highway 241, St. Michael 55376

## TOWN CENTER PARK CITY OF ST. MICHAEL



## “Town Center Park” (Located behind City Hall)

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