



Colliers

For Sale

37701 Ottawa Road
Le Sueur, MN

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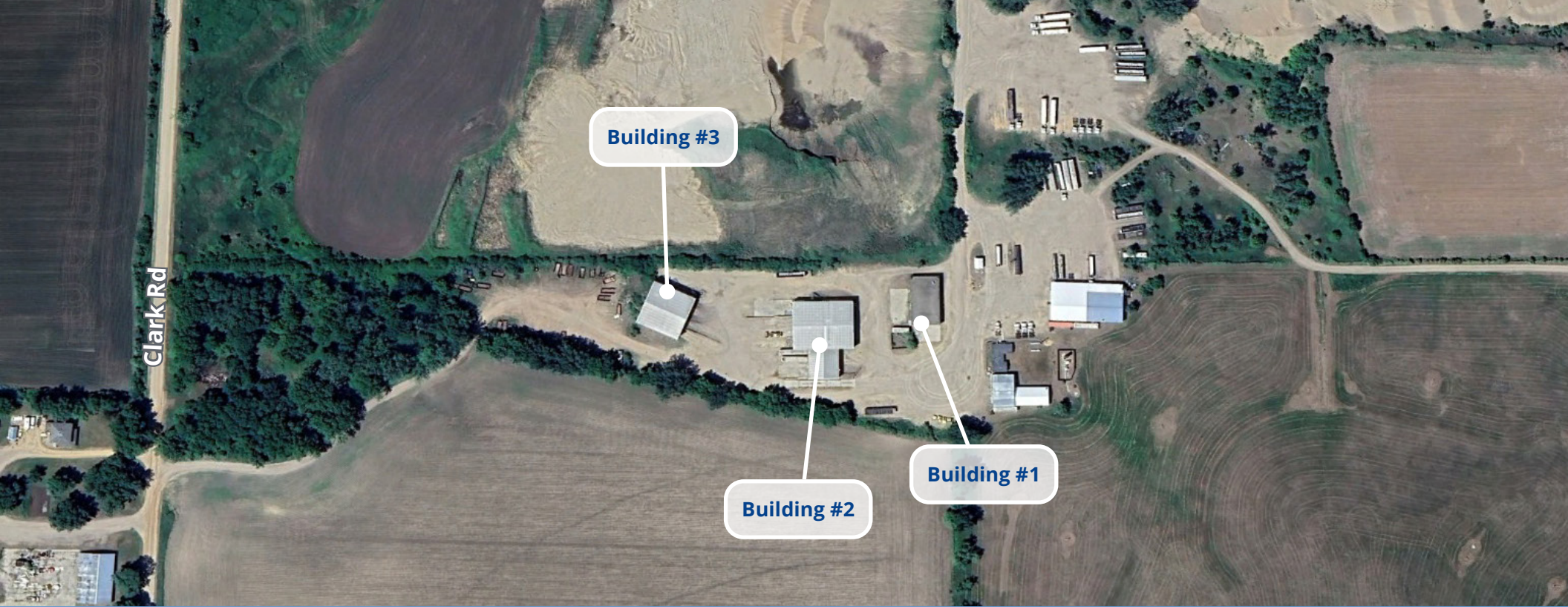
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Building 1



Building Size 3,936 SF

Year Built 1988

Construction Concrete Block

Building 2



Building Size 10,500 SF

Year Built 1990

Construction Steel/Metal

Building 3



Building Size 6,000 SF

Year Built 1995

Construction Steel/Metal

37701 Ottawa Road | For Sale

Property Profile

Property Overview

Location	37701 Ottawa Road Le Sueur, MN 56058
PID #	10-023-8000
Building Size	20,436 SF (3 Buildings)
Land Size	4.18 Acres
County	Le Sueur
Zoning	General
2025 Taxes	\$5,198.00
SALE PRICE	\$500,000

The Deed shall contain the following restriction: “The Property conveyed herein shall not be used for any purpose related to the waste industry including, but not limited to, the hauling, processing, transferring, storage, recycling or disposal of municipal solid waste or hazardous waste. These restrictions are declared to be covenants running with the land in perpetuity commencing with the date of the deed, and shall be fully binding upon all persons or entities acquiring title to the Property whether by descent, devise, lease, purchase or otherwise and is for the benefit of and enforceable by the Grantor and Grantor’s affiliates.”



Zoning



CLICK ON ZONING MAP
FOR PRINTABLE IMAGE

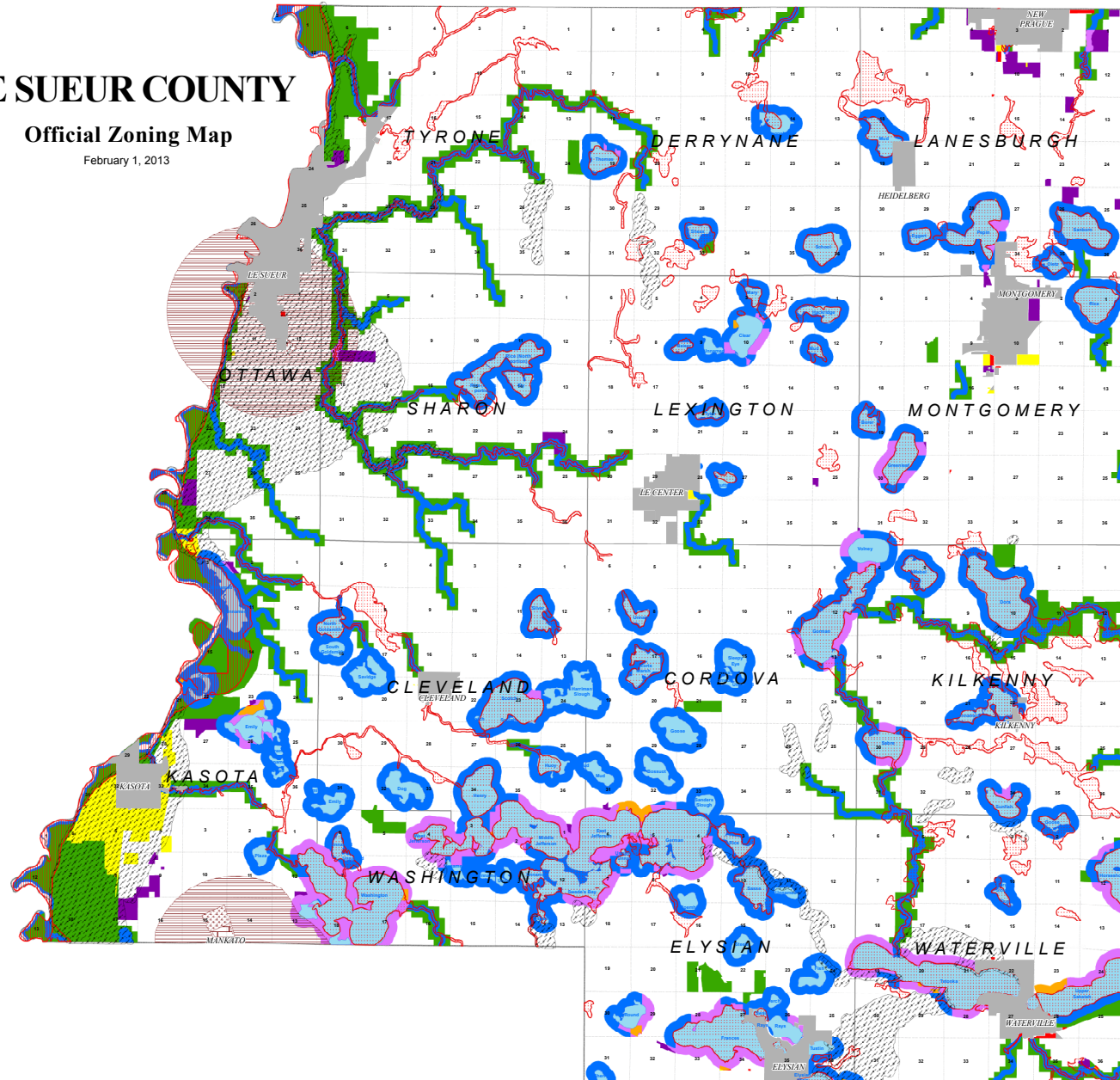


CLICK FOR
ZONING CODE

LE SUEUR COUNTY

Official Zoning Map

February 1, 2013



LEGEND

Zoning Districts

Agricultural

Conservancy

Special Protection

Recreational Commercial

Recreational Residential

Urban/Rural Residential

General Business

General Industry

Overlay Districts

Mineral Resources

Flood Plain

Flood Fringe

Floodway

Airport

Zone A

Zone B

Zone C

Lakes

City

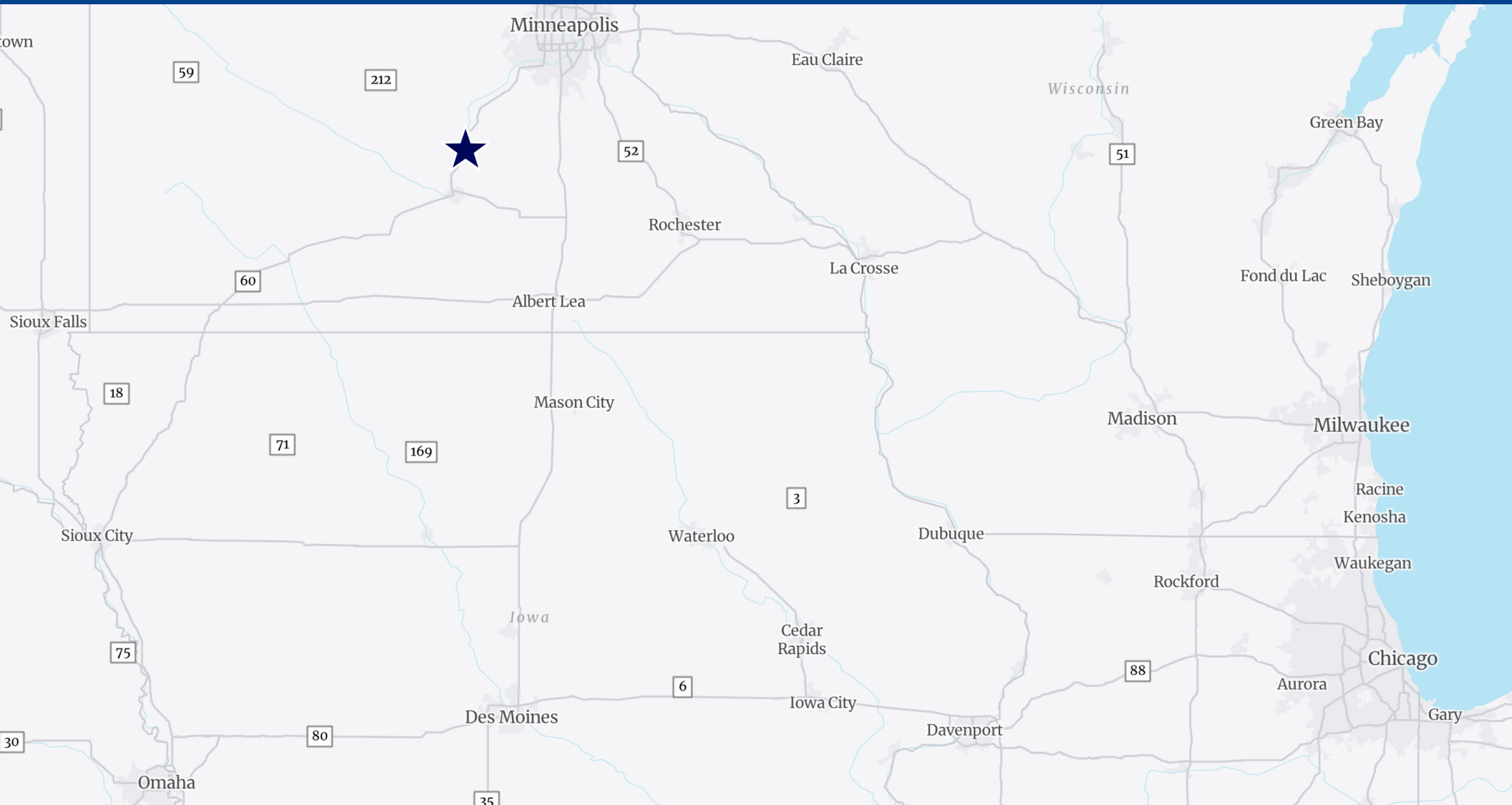


Map created by Le Sueur County GIS Department with
data provided by U.S. Census
Federal Emergency Management Agency
Minnesota Department of Natural Resources
USDA National Resources Conservation Service
City of Mankato - Department of Planning and Zoning
City of Le Sueur - Department of Planning and Zoning

Derrell Pettis, Le Sueur County Administrator
February 1st, 2013

Coordinate System: NAD 1983 NAD83 WGS 84
Projection: Lambert Conformal Conic
Datum: NAD 1983 NAD83 WGS 84
False Easting: 500,000.000
False Northing: 100,000.000
Central Meridian: -93.000
Standard Parallel 1: 44.000
Standard Parallel 2: 44.000
Latitude of Origin: 44.000
Units: Feet US





Demographics

(5 mile radius)



2024
Population

10,285



2024 Average
Household Income

\$99,024

PROXIMITY BY CAR



Mankato

35 minutes

Minneapolis CBD

1 hr 10 minutes

MSP Airport

1 hr 13 minutes

St. Paul CBD

1 hr 22 minutes

Sioux City SD

2 hr 58 minutes

Des Moines CBD

3 hr 29 minutes

Kansas City CBD

6 hr 13 minutes

Chicago CBD

7 hr 34 minutes



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