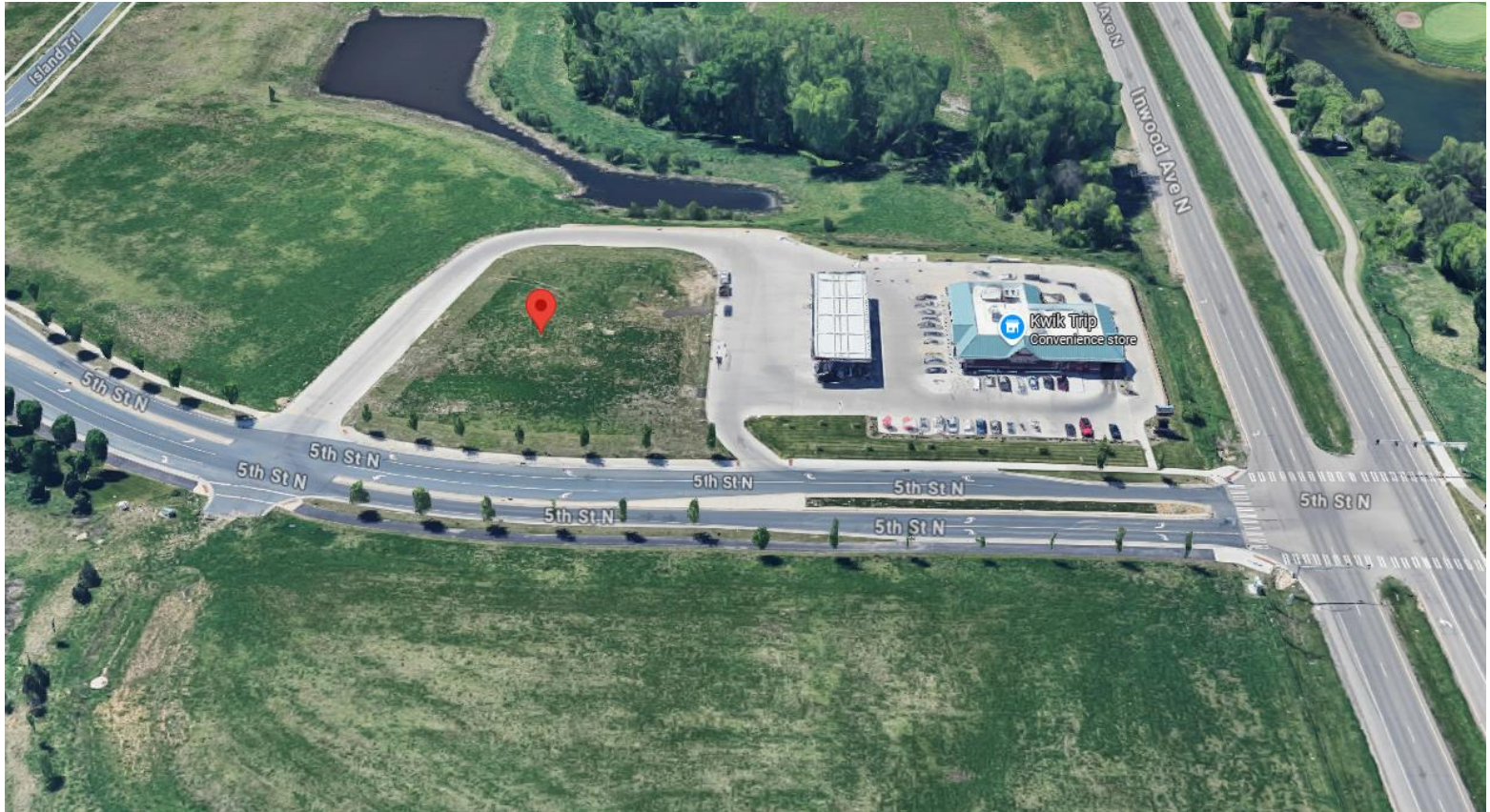




PREMIER
COMMERCIAL
PROPERTIES

FOR SALE



LAND FOR SALE

8607 5TH Street N, Lake Elmo, MN

AVAILABLE SPACE

- Total parcel size 1.93 Acres
- Commercial zoning allows for various retail and/or office use
- Just off Inwood Ave N and 5th Street N
- Adjacent to Kwik Trip
- Good mix of residential nearby

PROPERTY DETAILS

Sale Price
\$975,000

FOR MORE INFORMATION, CONTACT

Marty Fisher / Mike Fisher

763-862-2005

mfisher@premiercommercialproperties.com

mikefisher@premiercommercialproperties.com



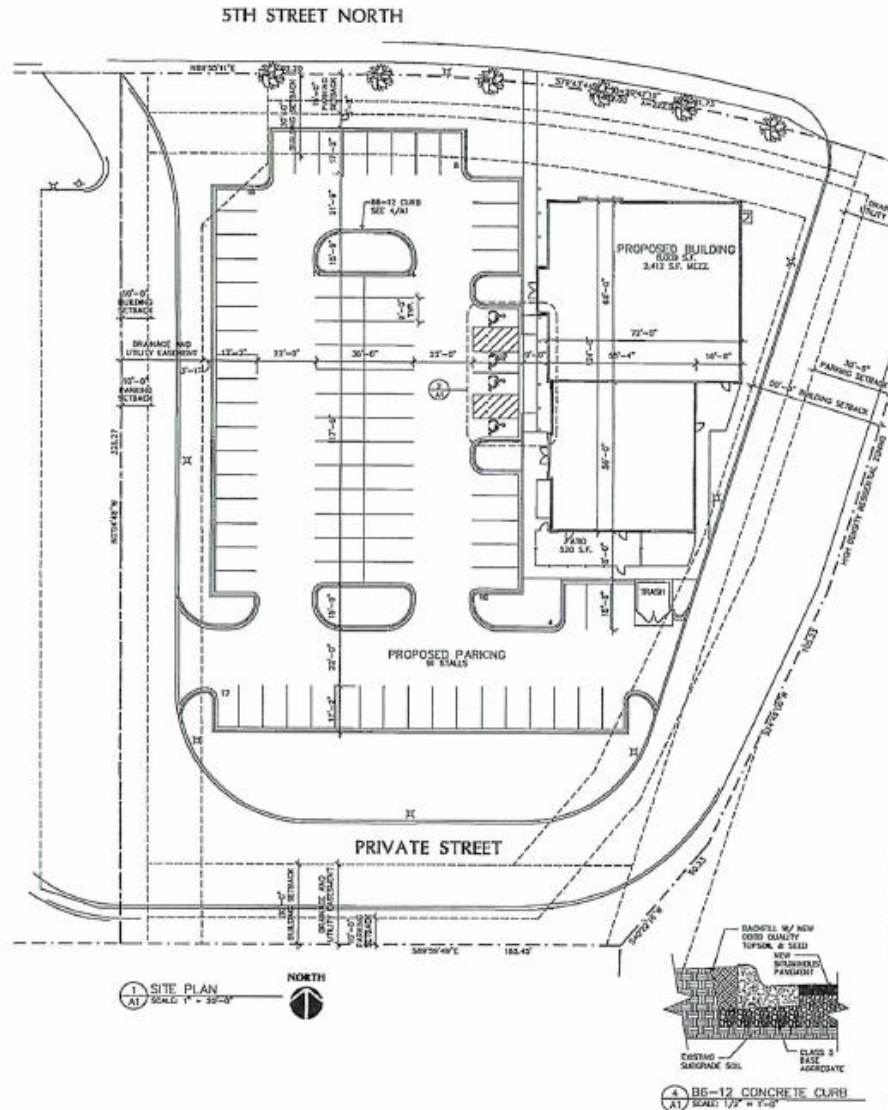
PREMIER
COMMERCIAL
PROPERTIES

FOR SALE

CONTACT: Marty Fisher

MOBILE: 612-708-2873

EMAIL: mfisher@premiercommercialproperties.com



Previous approved site plan with an 8,000 SF, two tenant retail building. This approved plan has expired, but shows a good example of use for the site



PREMIER
COMMERCIAL
PROPERTIES

FOR SALE

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MOBILE: 612-708-2873

EMAIL: mfisher@premiercommercialproperties.com



**Close aerial. Flat land area, very buildable.
Adjacent to corner and busy Kwik Trip. Residential
nearby**



FOR SALE

EMAIL: mfisher@premiercommercialproperties.com

INWOOD

5TH STREET NORTH

LOT 1
BLOCK 1

LOT 1
BLOCK 1
OUTLOT A
SIXTH

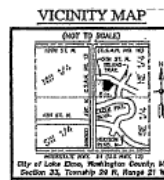
ADDITION

OUTLOT B



- Denotes 1/2 Inhiby 14 inch iron pipe (also in the soil with one year of recording of this plot and marked with Science number 765-10558
- Denotes 5/8 Inhiby 14 inch rebar found marked with Science number 10081

Determination of SVS bearing system is based on the south site of Ouled A. (R10000) ENRICH ADDED 765 of which is assumed to have a bearing



IN WITNESS WHEREOF, THESE PRESIDENT, Third Virginia Properties Lease LLC, a limited liability company, acting as the following described property situated in the County of Washington, State of Maryland to wit:

OUTDIA, A BRUNNED 51076 ADDITION, according to the record plat thereof, Washington County, Minnesota.

Third Virginia Properties Lease LLC, a Minnesota limited liability company has caused the same to be signed and placed its MINNESOTA STATE SIGNATURE and does hereby declare to the public for the purpose of giving notice and duly executed as required by this law.

In witness whereof said Third Virginia Properties Lease LLC, a Minnesota limited liability company, hereunto sets its hand and seal to be signed by its proper officer this _____ day of _____, 2023.

Third Virginia Properties Lease LLC

By _____ Chief Executive Officer

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Greg Johnson
Chief Executive Officer of Rogers Properties Lake Elmo LLC, a Minnesota limited liability company, on behalf of the company.

(Printed)

(Printed)

Notary Public, _____ County, Minnesota My Commission Expires _____

I, Paul A. Johnson hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly licensed Land Surveyor in the State of Wisconsin; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wetlands as defined in Wisconsin Statutes, Section 30.01, Sub. 2, as of the date of this certificate are shown and labeled on this plat, and all public ways are shown and labeled on this plat.

FRANK JOHNSON, Sheriff of Land Survey
Minnesota License No. 19458

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 2020 by Paul A. Johnson, _____ (Signed) _____ (Printed) _____

Notary Public, County of Riverside, No Commission Expires _____

CITY OF LAKE ELMO PLANNING COMMISSION
Approved by the Planning Commission of the City of Lake Elmo, Minnesota, this _____ day of _____, 2015.
Signed _____ Chair Signed _____ Secretary

CITY COUNCIL, CITY OF LAKE ELDON, MISSOURI

This plan was approved by the City Council of Lake Eldon, Missouri, this _____ day of _____, 2003
and hereby certifies compliance with all requirements set forth in Missouri Statutes, Section 665.01, Subd. 2.

Signed _____ Mayor Signed _____ Clerk

Permissible Chapter 223, Laws of Minnesota, 1931, and in accordance with Minnesota Statutes, Section 502, Subd. 15, this plan has been reviewed and approved this _____ day of _____, 2023.

By _____
 Vice President of the Board

By _____

COUNTY AUDITOR/TREASURER

PURCHASE TO MEMORANDUM, Section 555.601, Subd. 9 and Section 722.12, laws payable in the year 20____, on real estate transactions described, have hereon, and there are no required users, and transfer has been made this ____ day of _____, 2003.

By _____
Washington County Auditor/Recorder

By _____
Deputy

COUNTY RECORDER

Subscribed to _____
I hereby certify that this document was recorded in the Office of the County Recorder for record on this _____ day of _____.

By _____
Washington County Recorder

By _____
Deputy

P J LAND SURVEYING, LLC



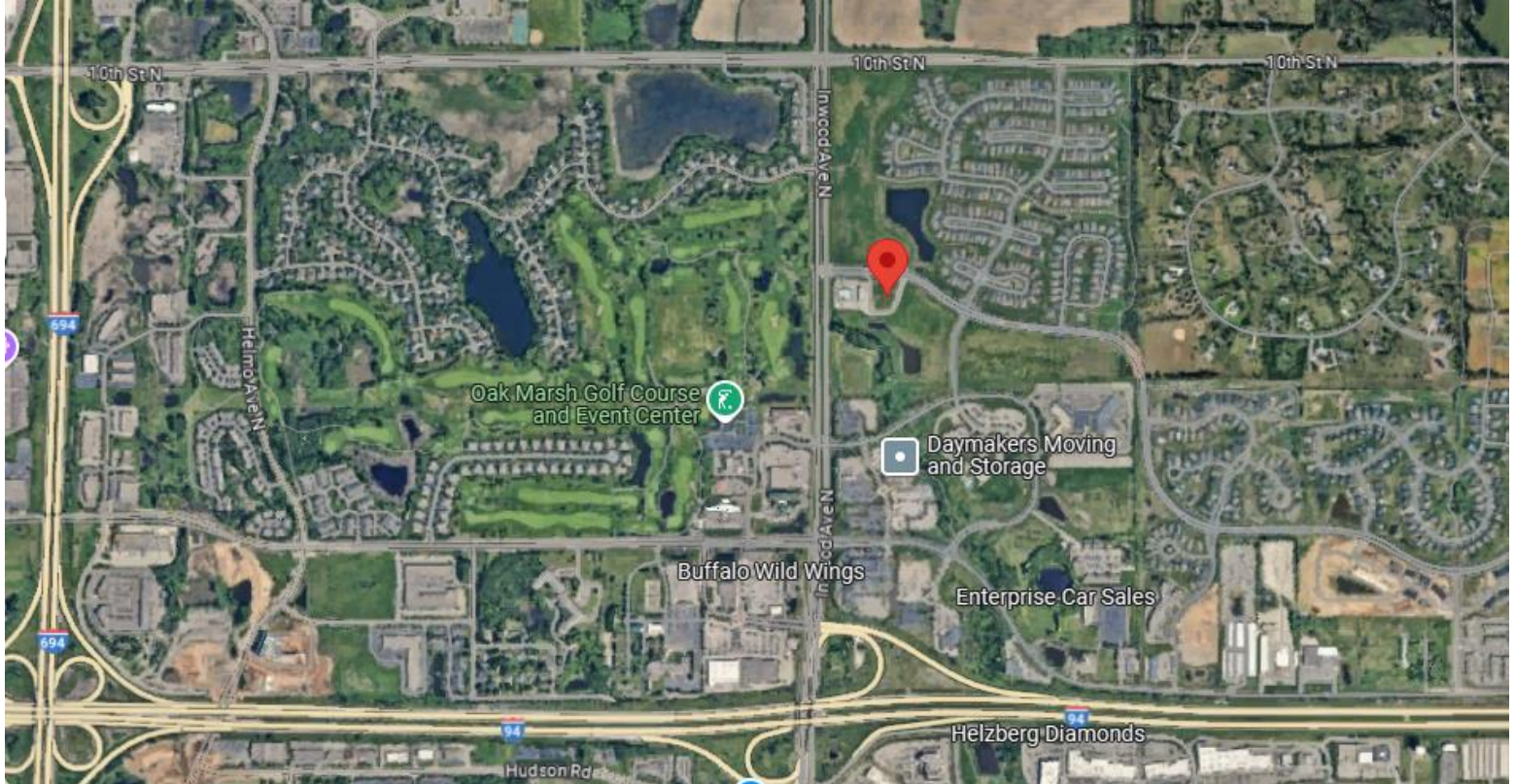
PREMIER
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PROPERTIES

FOR SALE

CONTACT: Marty Fisher

MOBILE: 612-708-2873

EMAIL: mfisher@premiercommercialproperties.com



Demographics (2024)	1 Mile	3 Miles	5 Miles
Population	2,619	52,992	168,040
Total Households	1,114	20,679	61,969
Average Household Income	\$177,668	\$122,227	\$121,077