St. Michael I-94 Business Center

14551 45th Street NE St. Michael, MN

42.65 Acres For Sale



PROPERTY OVERVIEW

Site Features Direct access to I-94 Lot sizes from: 3.78 to 22.8 acres Available as BTS Available as BTS Asking Price: Negotiable Asking Price: Negotiable Asking Price: Negotiable

Demographics			
Radius	5 Miles	10 Miles	20 Miles
Population	64,946	199,330	994,033
Median HH Income	\$114,696	\$109,936	\$96,999
Average HH Income	\$133,915	\$134,386	\$126,268

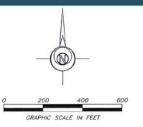


Site Information

Address	14551 45th Street NE St. Michael, MN 55379	
Current Zoning	B-1, General Business (Parcels 1 & 2) - <u>More Info</u> I-1, Industrial (Parcels 3 & 4) - <u>More Info</u>	
Site Area	42.65 Acres total (divisible to 3.78 Acres)	
PIDs ① 114371000020: 3.78 gross Acres ② 114371000030: 10.48 gross Acres ③ 114371000040: 5.59 gross Acres (4.94 Net Acres) ④ 114371000050: 22.80 gross Acres (11.48 Net Acres)		

PROPERTY SURVEY





PROJECT LOCATION:

PART OF SECTION 4 AND 9, TOWNSHIP 120, RANGE 23, WRIGHT COUNTY, MINNESOTA.

LEGAL DESCRIPTION:

TO BE DETERMINED; SUBJECT TO SUBDIVISION OF EXISTING LARGER PARCELS

SITE DATA:

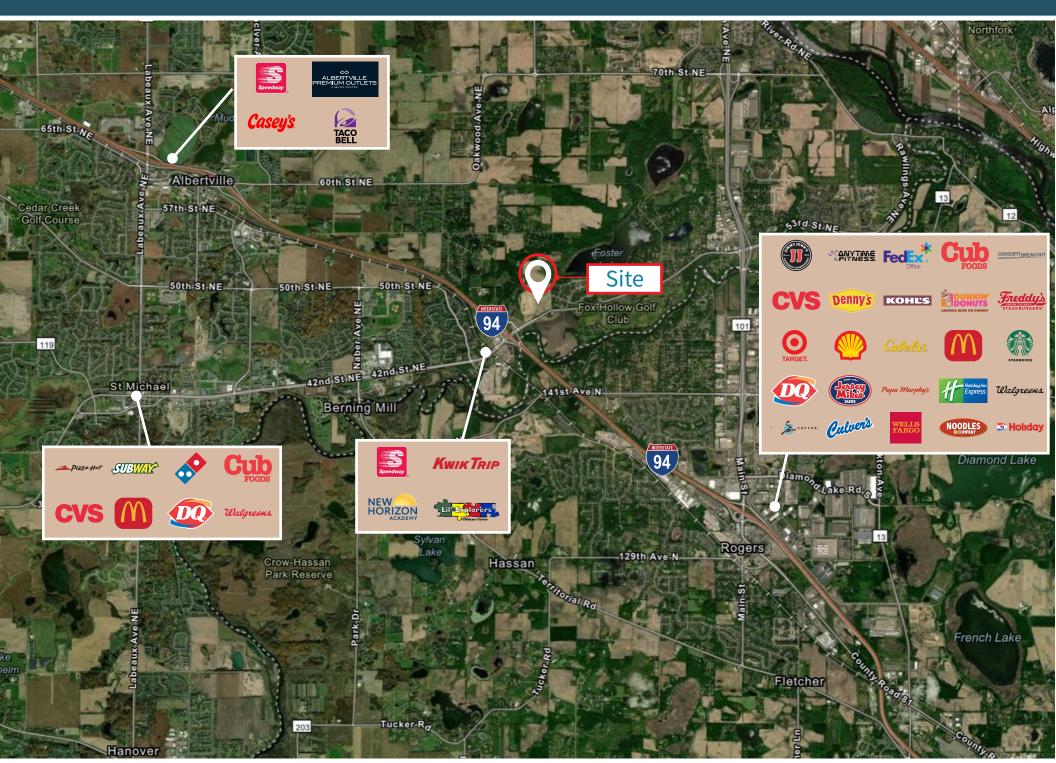
PROPOSED ZONING:

I-1 INDUSTRIAL

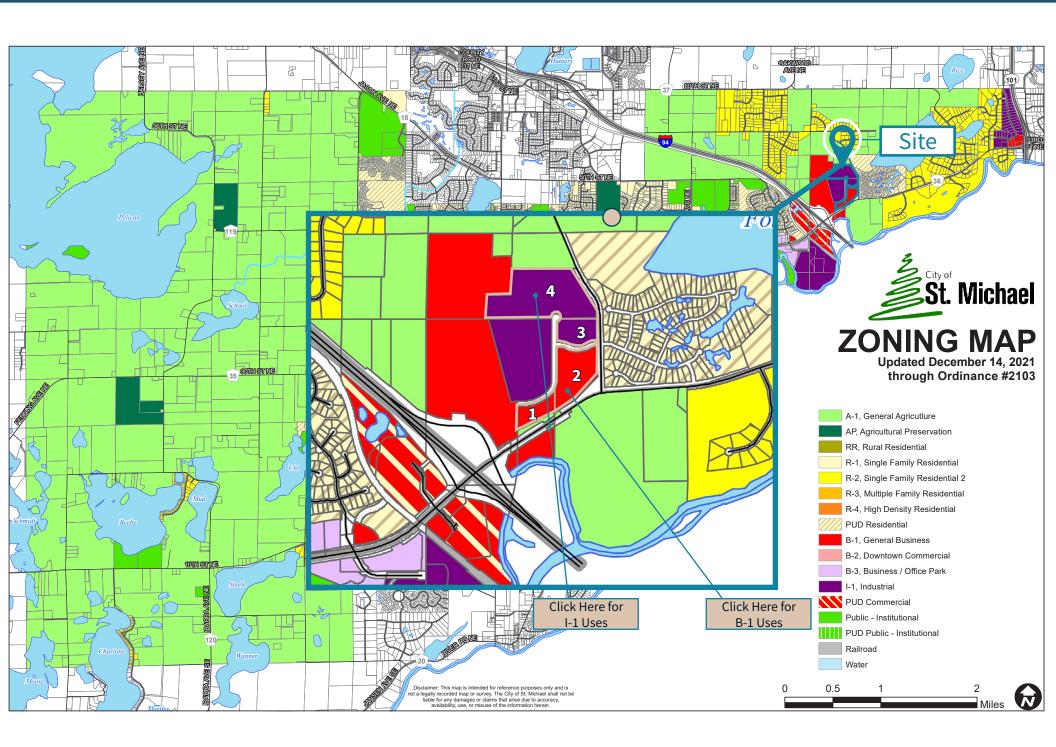
PROPOSED USE:

INDUSTRIAL

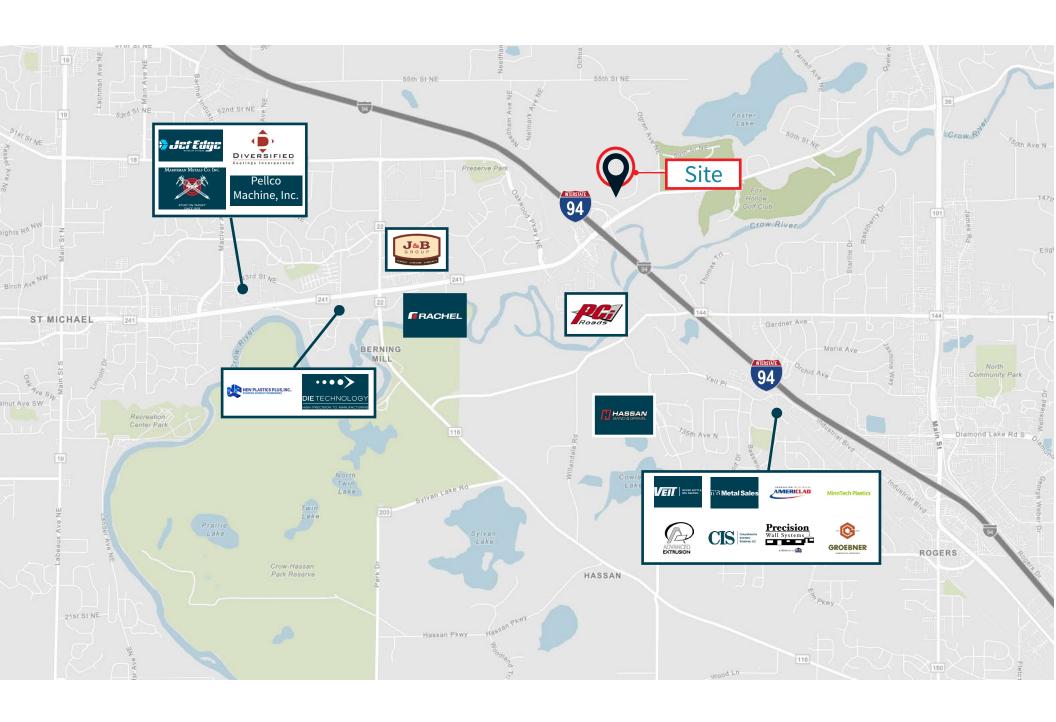
AREA AMENITIES

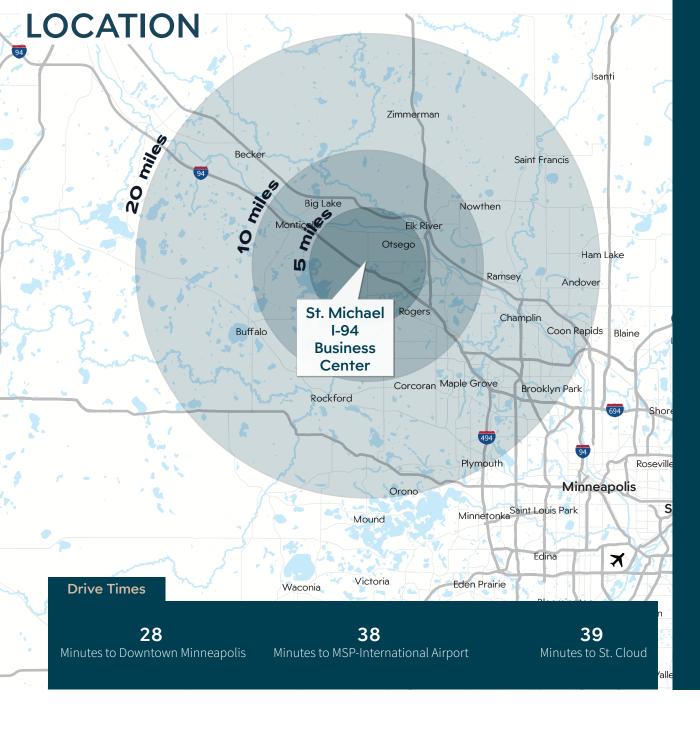


ZONING INFORMATION



NEARBY OCCUPIERS





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