

For Sale

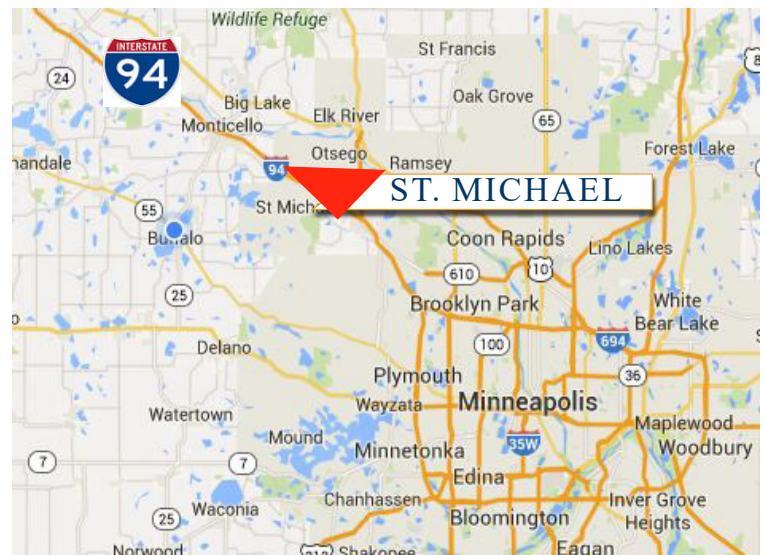
Future Residential Development Land

10191 30th St. NE, St. Michael 55376



PROPERTY INFORMATION

- * Sales Price **\$39,900.00/acre**
- * Parcel is 43.11 Acres
- * Wright County PID 114-500-232400
- * 2025 Taxes \$6,138.00
- * Zoning: A-1 General Agriculture
(Future Zoning: Residential - Low Density)
- * Maple Grove is 20 minutes away
- * Businesses in the Area Include:
Walgreen's, Main Street Farmer Restaurant,
Ditto's Bar, State Farm Insurance, Midwest One
Bank, CVS, Wells Fargo Bank, St. Michael -
Albertville Elementary School, Marketplace
Grocery and more



Contact:

SHEILA ZACHMAN

(763) 244-0600

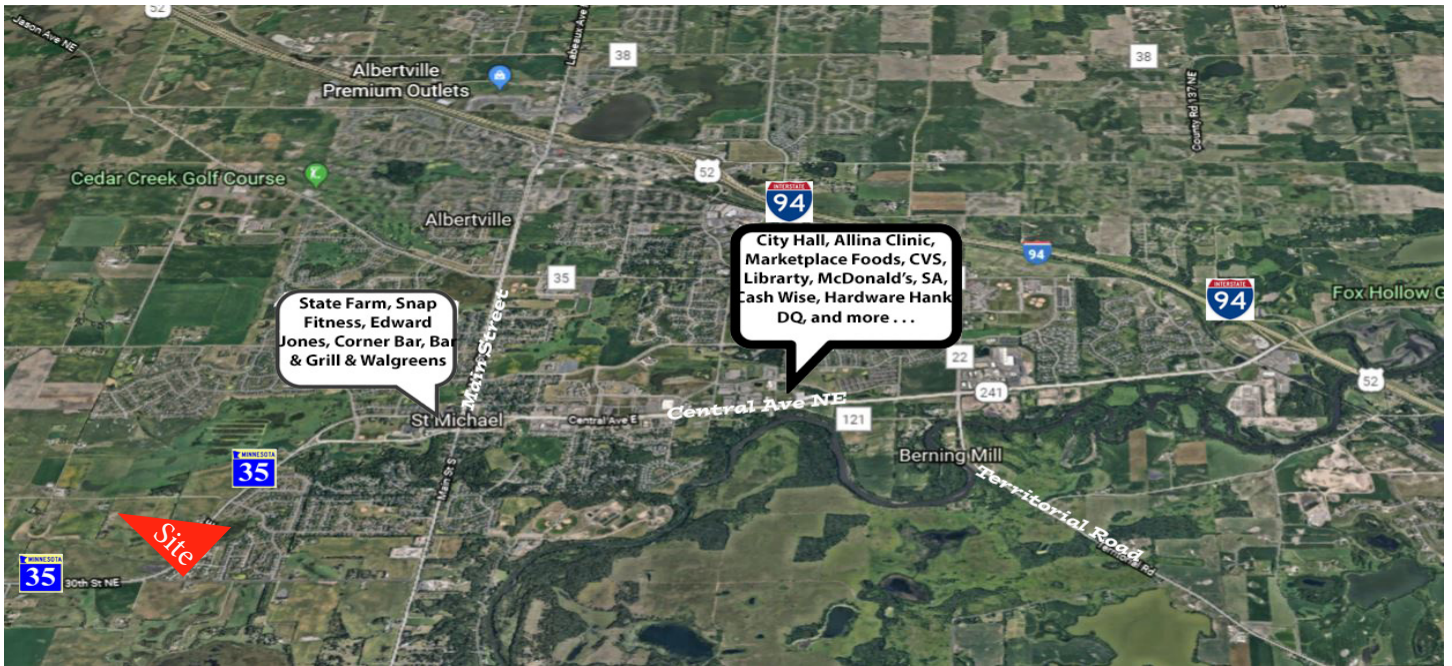
SZachman@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com



COMMERCIAL REALTY SOLUTIONS

For Sale Future Residential Development Land 10191 30th St. NE, St. Michael 55376



LOCATION INFORMATION

- * St. Michael is centrally located between St. Cloud and Minneapolis along I-94
- * Convenient location to I-94, County Road 241 and C.R. 19/Labeaux Avenue
- * 25 Miles to Downtown Minneapolis
- * Located near City offices, shopping and services
- * Close to St. Michael-Albertville Schools



TRAFFIC COUNTS - 2024

- * Main Street - 14,000 VPD
- * Highway 241 - 22,200 VPD

Contact:
SHEILA ZACHMAN
(763) 244-0600
SZachman@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).