

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



## 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:

**WAYNE ELAM**  
(763) 229-4982  
WElam@crs-mn.com

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



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



## PROPERTY INFORMATION

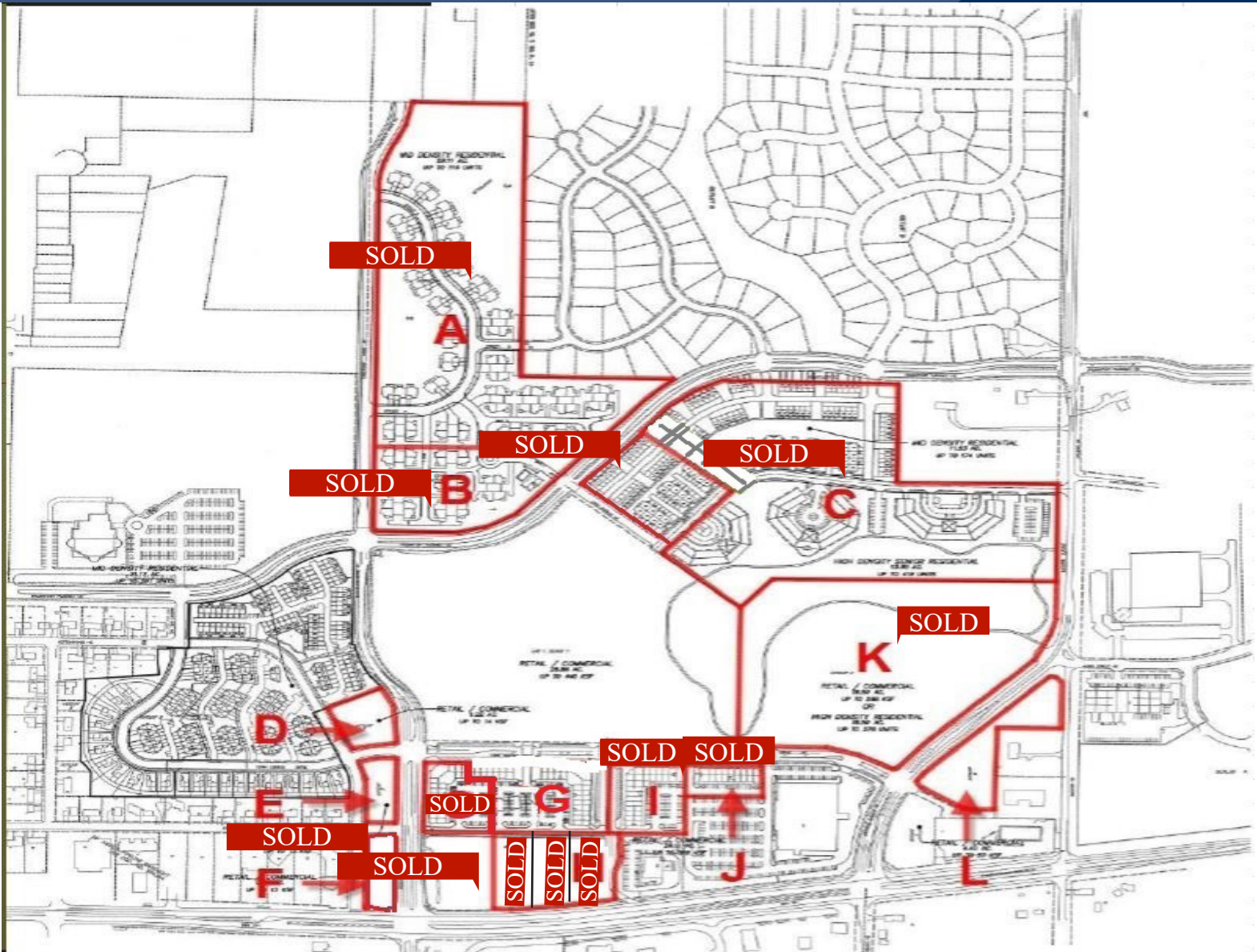
- \* St. Michael is centrally located between St. Cloud and Minneapolis along I-94
- \* Convenient location to I-94, TH 101 and TH 241
- \* 25 Miles to Downtown Minneapolis
- \* Located near City offices, shopping and services
- \* Students in St. Michael consistently surpass state & national testing 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

**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@crs-mn.com**

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



| LEGEND<br>2025<br>Taxes | Parcel | Tax ID       | Useable<br>Acres | Gross<br>Acres | Useable<br>SF | Use                      | Useable<br>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.

**Contact: WAYNE ELAM (763) 229-4982**  
**WElam@crs-mn.com**

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





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

**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@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).