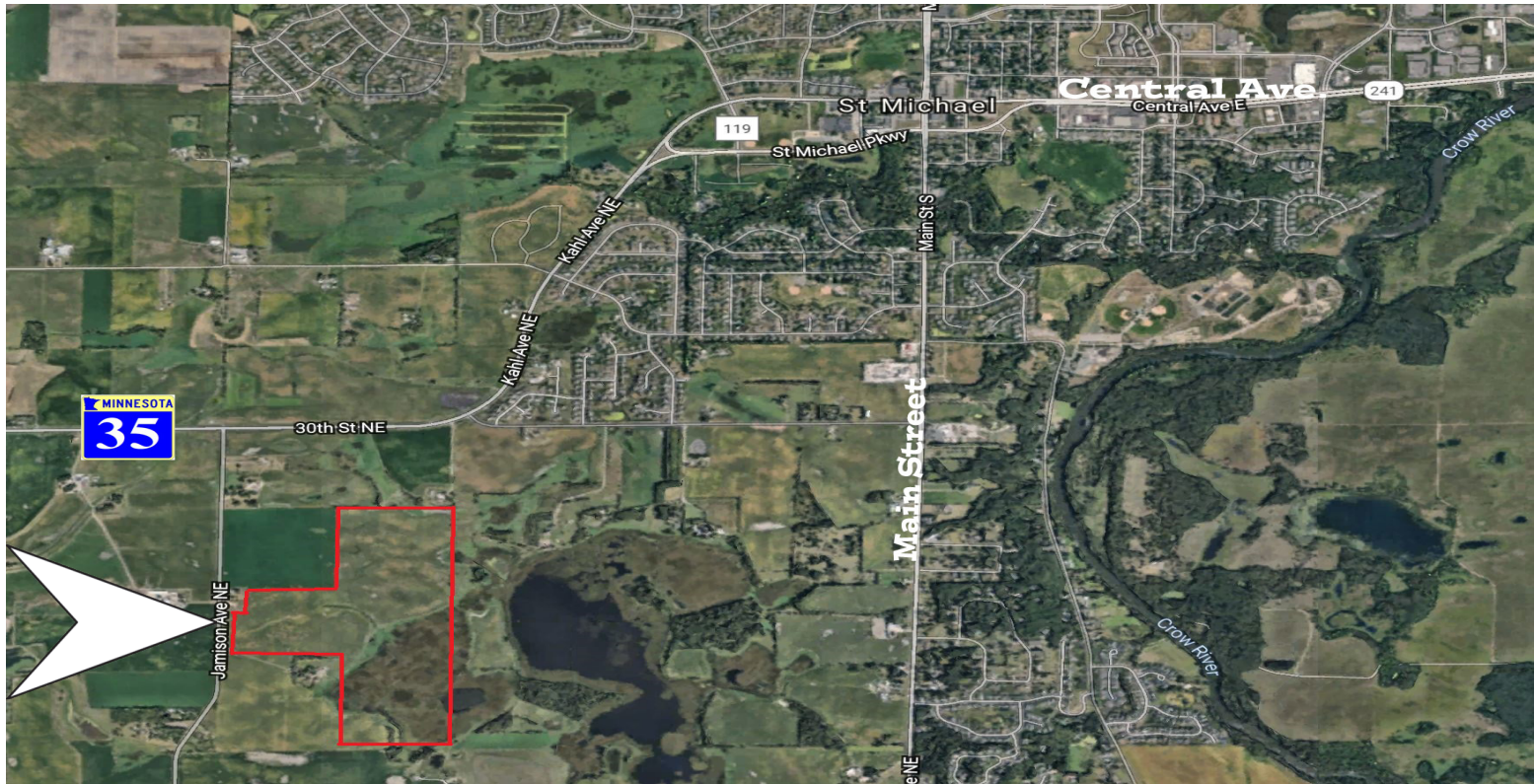


# For Sale

## Future Residential Development Land

### xxx Jamison Ave NE, St. Michael 55376



### PROPERTY INFORMATION

- \* Sales Price **\$32,500.00/acre**
- \* Parcel is 146 Acres
- \* Wright County PID 114-500-224201
- \* 2023 Taxes \$5,030.00
- \* Zoning: A-1 General Agriculture
- \* Sewer & Water available at adjacent property
- \* 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

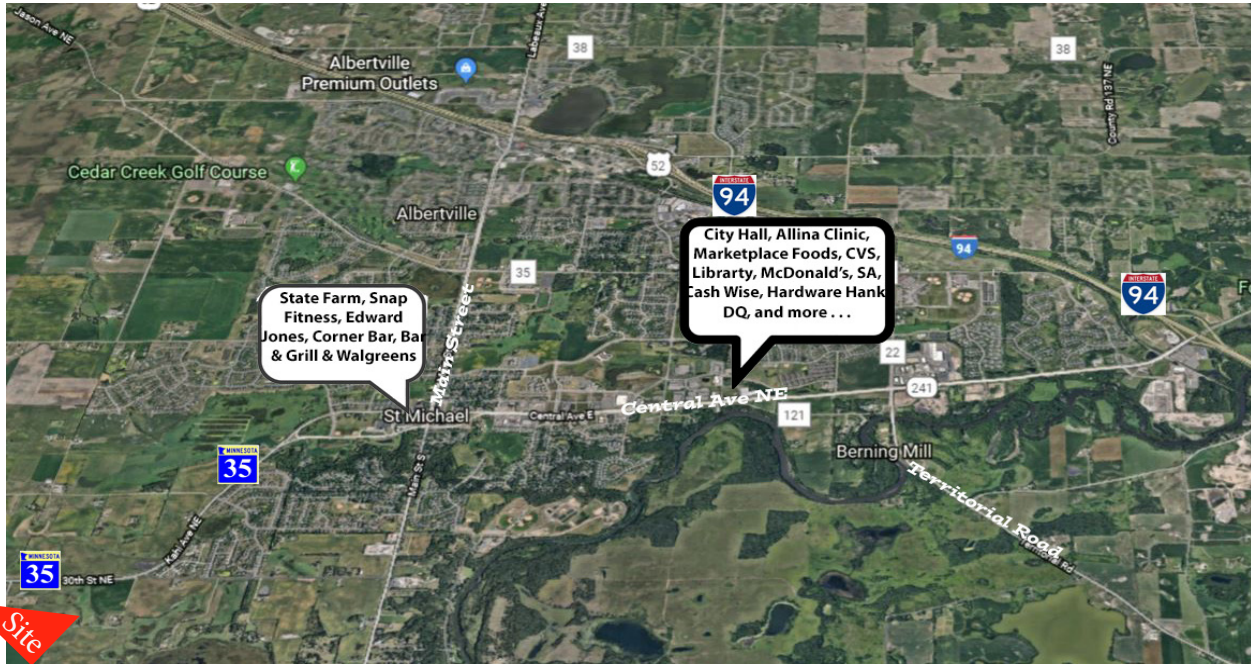
The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims 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).





COMMERCIAL REALTY SOLUTIONS

# For Sale Future Residential Development Land xxx Jamison Ave 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 - 2022

- \* Main Street - 12,800 VPD
- \* Highway 241 - 22,200 VPD
- \* I-94 - 68,000 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).