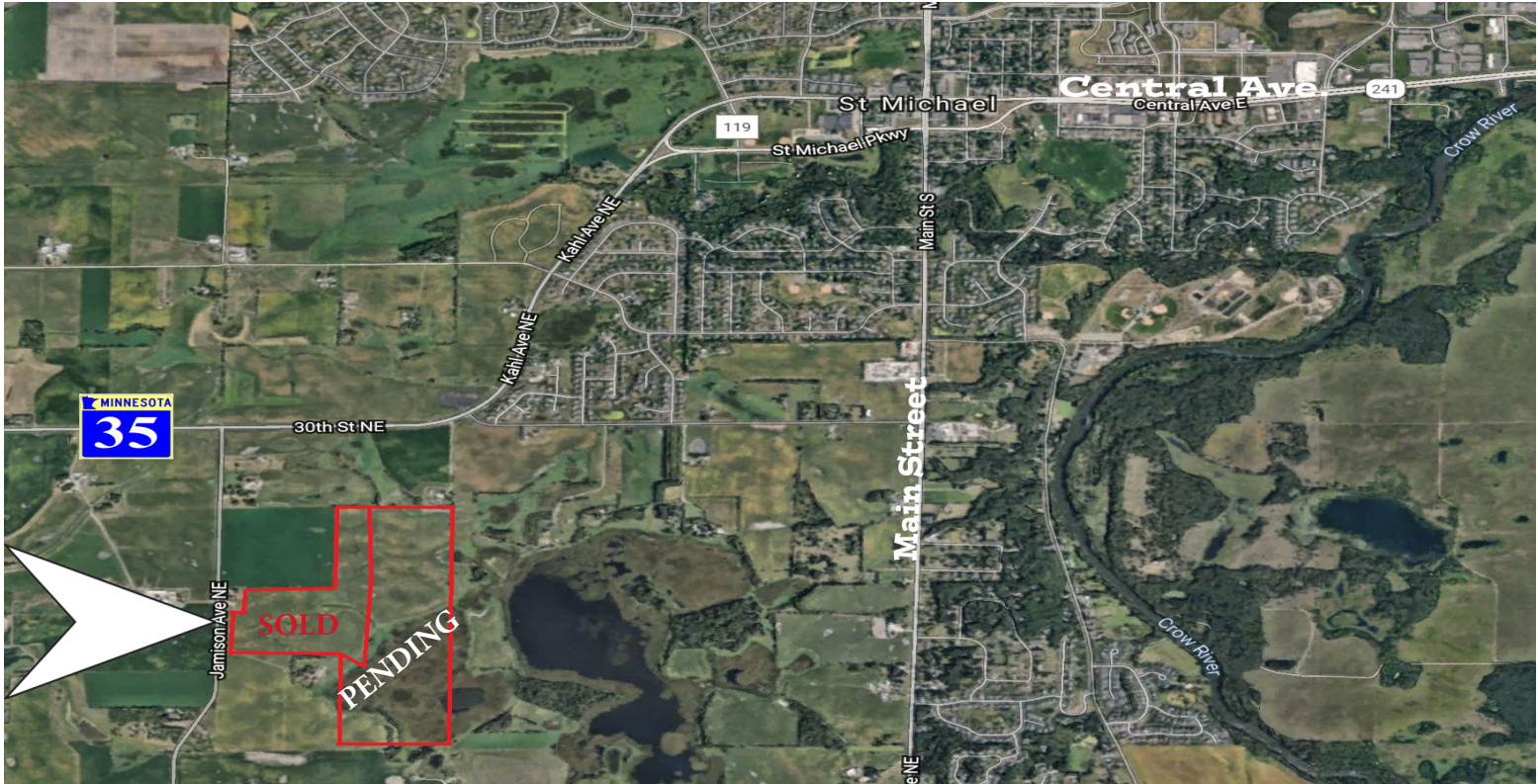




COMMERCIAL REALTY SOLUTIONS

# For Sale Future Residential Development Land xxx Jamison Ave NE, St. Michael 55376



## PROPERTY INFORMATION

- \* Sales Price **\$32,500.00/acre**
- \* Parcel is Approximately 100 Acres
- \* Wright County PID 114-500-224201
- \* 2024 Taxes \$5,714.00
- \* 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

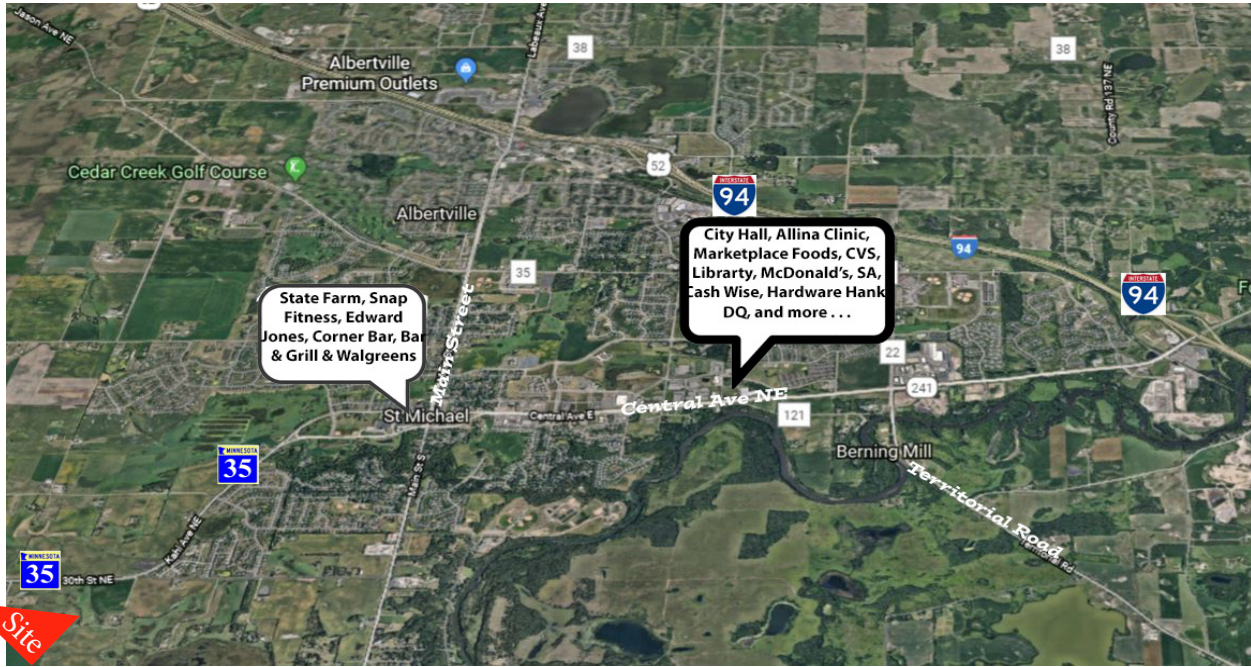
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## LOCATION INFORMATION

- \* 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 - 2023

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

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