

For sale

\$12,000,000

12 acres zoned for redevelopment

800 53rd Ave, Columbia Heights, MN

2040 Comprehensive Plan Amendment allows for the rare opportunity to re-envision the 12-acre site

SPACE HIGHLIGHT

- Approved by the Met Council
- Change Guided Land Use from Commercial to Transit Oriented Development (TOD)
- Targeted density of 25-65 units per acre
- A change from 70% residential / 30% commercial to 85% residential / 15% commercial
- Increased 2040 Population, Household, and Employment Forecast

savills

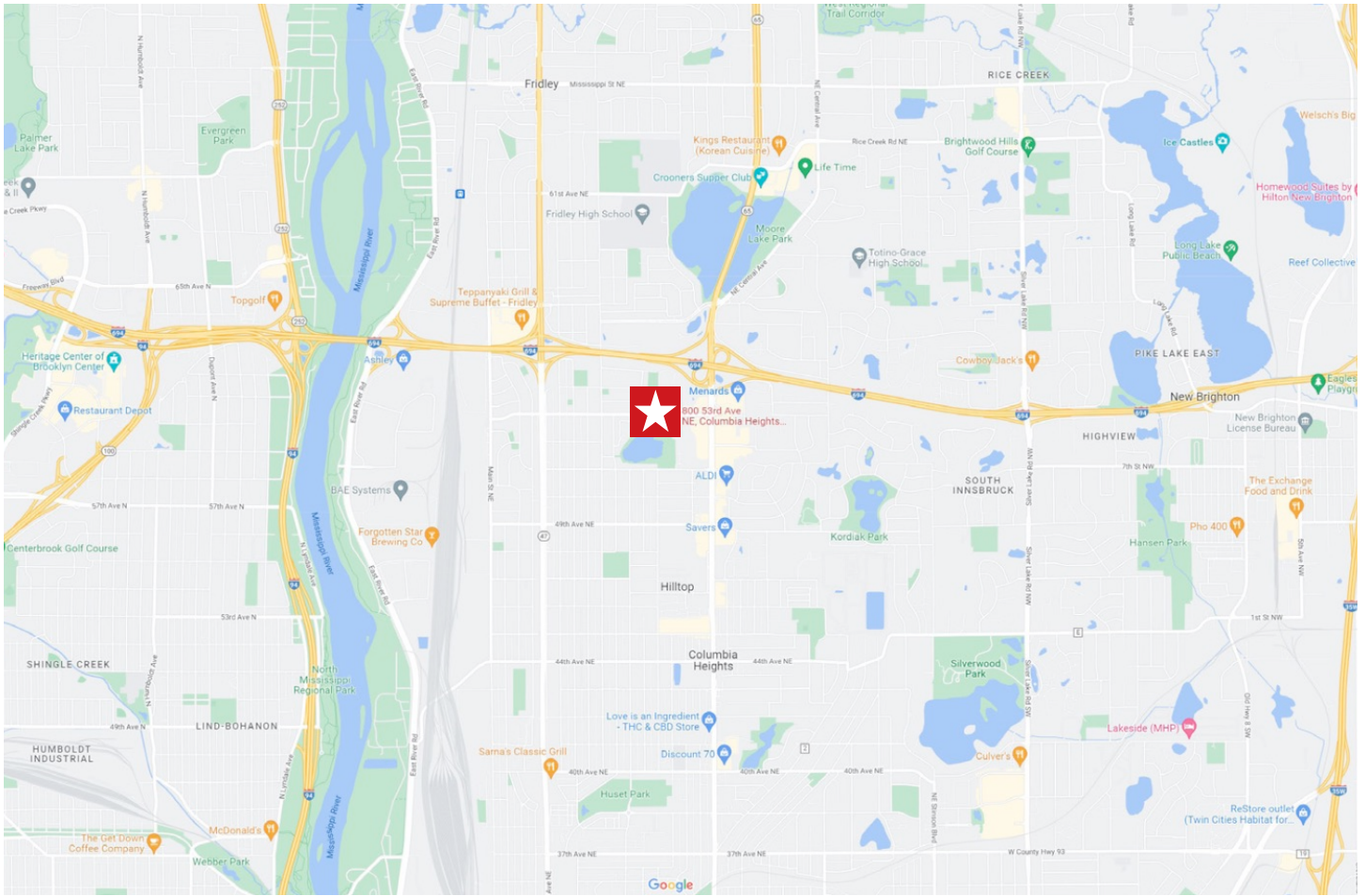


PROPERTY OVERVIEW

- Overlooks beautiful Sullivan Lake
- Superb redevelopment opportunity
- Excellent access to nearby highways and interstates
- Walkable amenities

Images from Comprehensive Plan Amendment Submission to Met Council





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