



MILLE LACS / ISLE LAND FOR SALE

1.54 Acres

4.64 Acres

Commercial Land
Multi-Family/Retail Development

1955 STATE HIGHWAY 47 | ISLE, MN

Exclusively Listed by

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KW Commercial | Minnetonka

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Each Office is Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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Development Summary

Well-positioned infill opportunity suited for multifamily development. Preliminary City feedback supports residential density, helping reduce entitlement risk and streamline the path to construction. Potential upper-story views of Lake Mille Lacs and resident lake access, provides a basis for rent premiums and improved project economics.

Development Overview

- Three Story, 35' height apartments (possible)
- Main Parcel ID: 20-002-1300
- Flexibly zoned. Currently commercial zoning supports R3 (multifamily) R2 (residential) and retail
- Lake access and amenities nearby. Potential upper floor lake views
- Density up to 50+ rental units onsite (possible)
- Building Size: up to three stories, 35' above ground
- Isle municipal sewer and water system adjacent to site
- City and tribe each have long wait lists for local apartments
- Pricing: \$550,000 (combined parcels); \$225,000 (parcels 20-002-1401, 20-002-1300); \$325,000 (parcels 20-002-1200, 20-561-0010)

1955 Hwy 47 Parcels



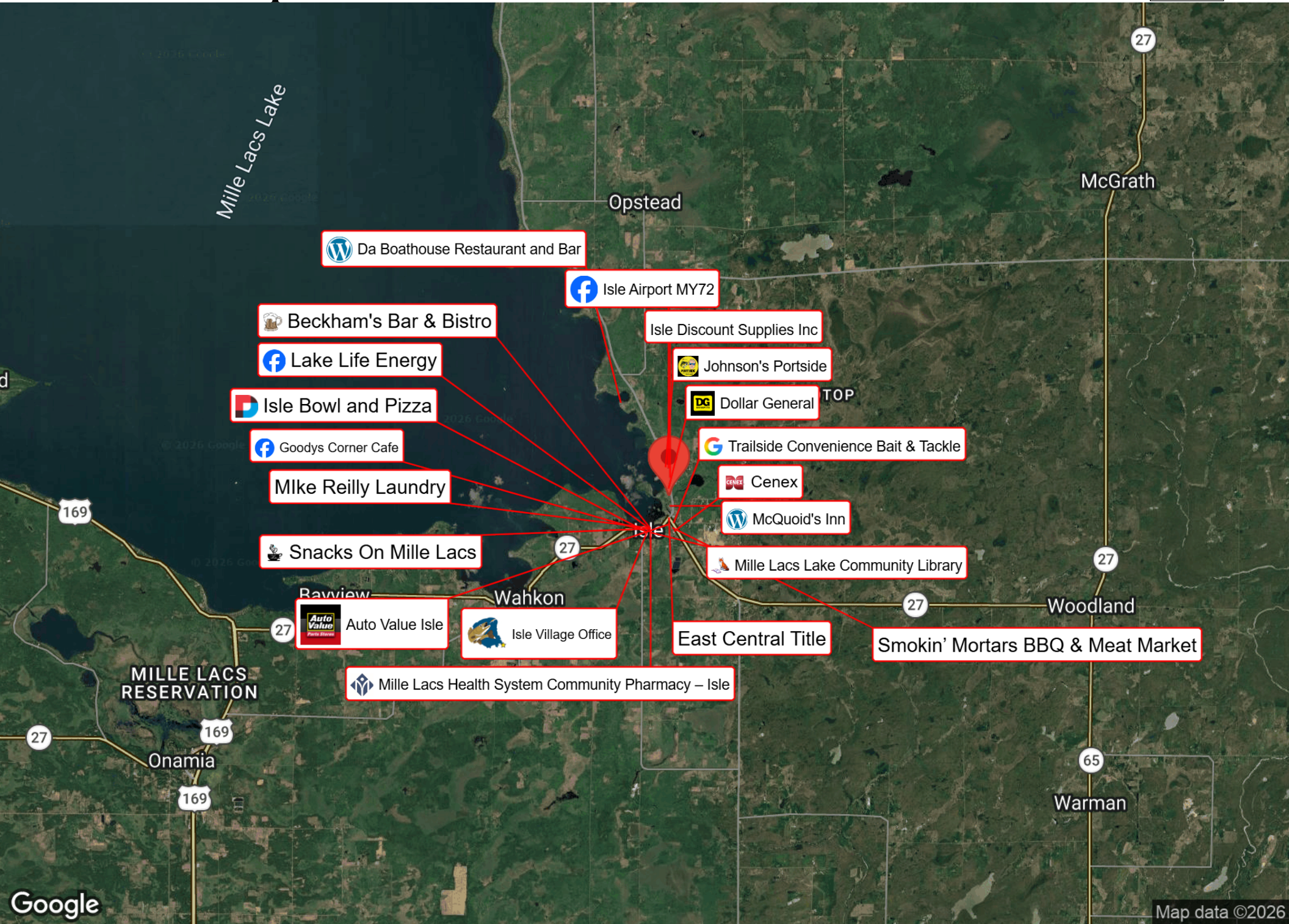
PROPERTY DETAILS
1955 Highway 47
Isle, MN 56342

Property Description:	Outstanding 6.18-acre commercial development site consisting of four parcels. Located in Mille Lacs County. Previously undeveloped. Excellent visibility and accessibility with direct Hwy 47 access plus two additional entrances from the west frontage road. Sewer and water connections are already stubbed in at the northwest corner.
Property ID:	1630/1620 Scenic Dr N, (20-002-1401 & 20-002-1300) total 1.54 acres. 1955 Hwy 47 (20-002-1200 & 20-561-0010) total 4.64 acres
Zoned:	C-2 Commercial District; R2 or R3 (possible)
Zoning Permitted & Conditional Permitted Uses may include:	Permitted Uses Include: Retail establishments, including grocery, hardware, drug, clothing, furniture stores; antique gift shops, pharmacies, hardware stores, auto dealers, bookstores, office supply stores, meat locker shops. Restaurants, eating and drinking establishments, bakeries and catering establishments. Personal services, including laundry, beauty shops, barber shops, funeral homes, Professional services, including medical and dental offices or clinics, attorney's offices. Repair services, including automobile. Entertainment and amusement services, including theatres, recreation halls and bowling alleys, skating rinks and tennis courts, athletic clubs or spas. Lodging services, including hotels and motels. Finance, insurance, real estate and tax services. Churches and places of religious assembly Conditional Uses Include: Convenience food stores with accessory gas pumps; Automobile service stations, Auto parts stores with on-site service facilities Nonresidential licensed daycare facilities Motor Vehicle, Body Shops. Apartment Buildings (24+ units possible on site; 3 stories, 36 ft) Outdoor storage incidental to a principal use Commercial Planned Unit Developments.
Property Taxes:	2026: 20-002-1401: \$824.00 20-002-1300: \$1,914.00 20-002-1200: \$2,280.00 20-561-0010: \$20.00
Water / Sewer:	City sewer and water available to site
Utilities:	Electric: East Central Gas: Center Point
Helpful Contacts:	City Clerk/Treasurer/Zoning/Planning: Jamie Minenko: 320-676-3641; jamie@cityofisle.com
Notes on properties:	Development ready, 1% slope to the south, seller has survey, utilities at street. Existing apartment communities are fully leased with substantial waitlists.

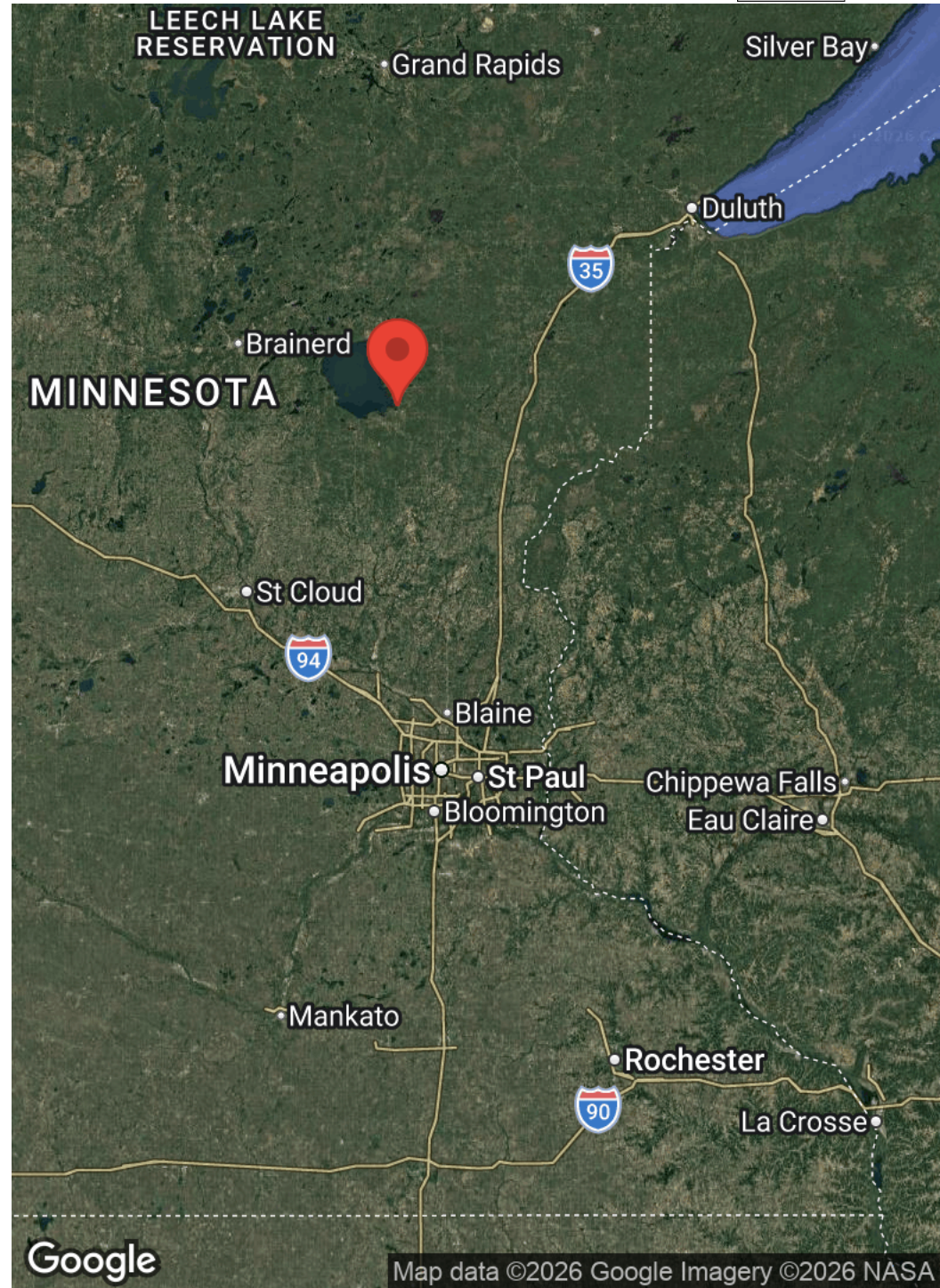
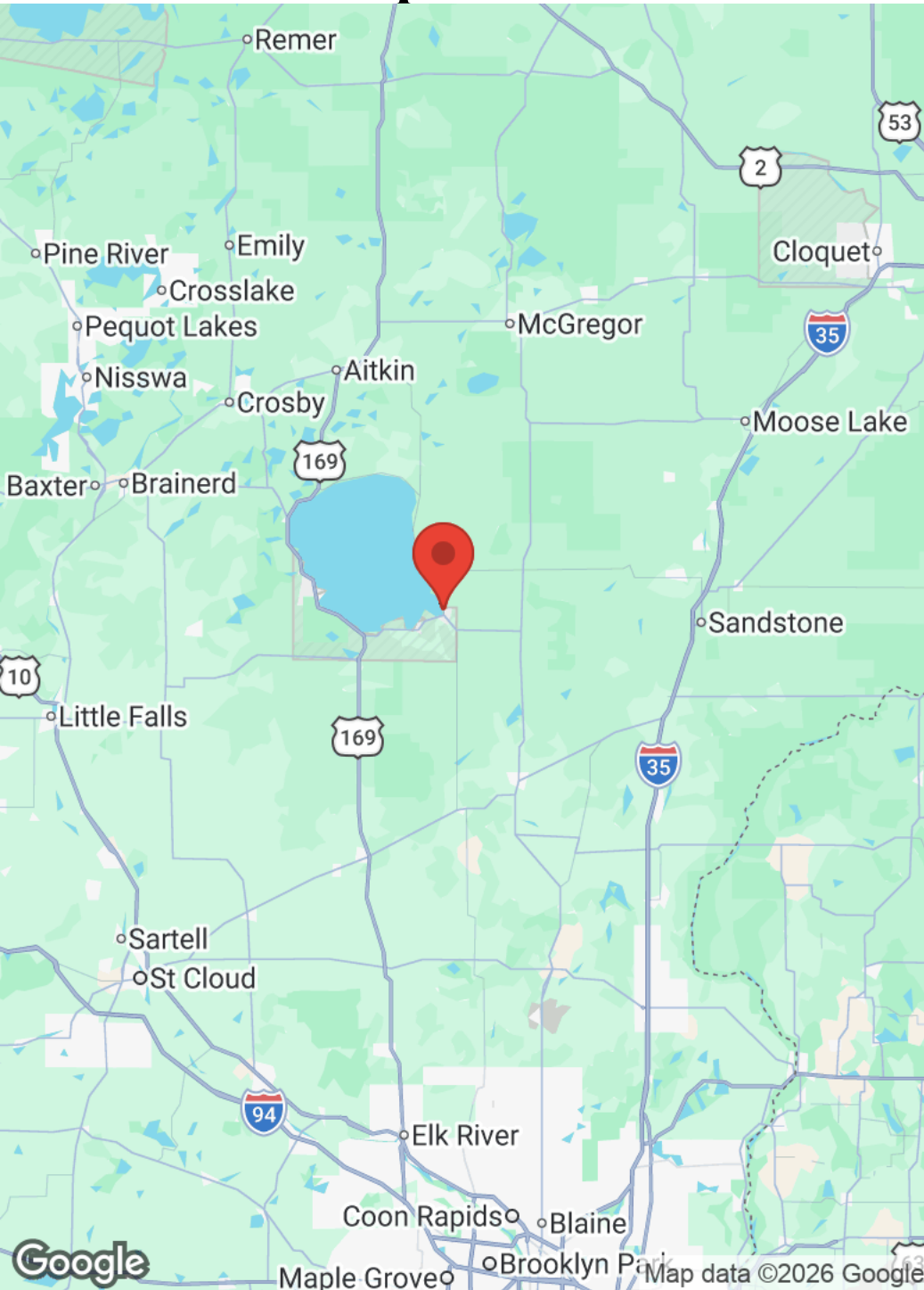
Property Photos



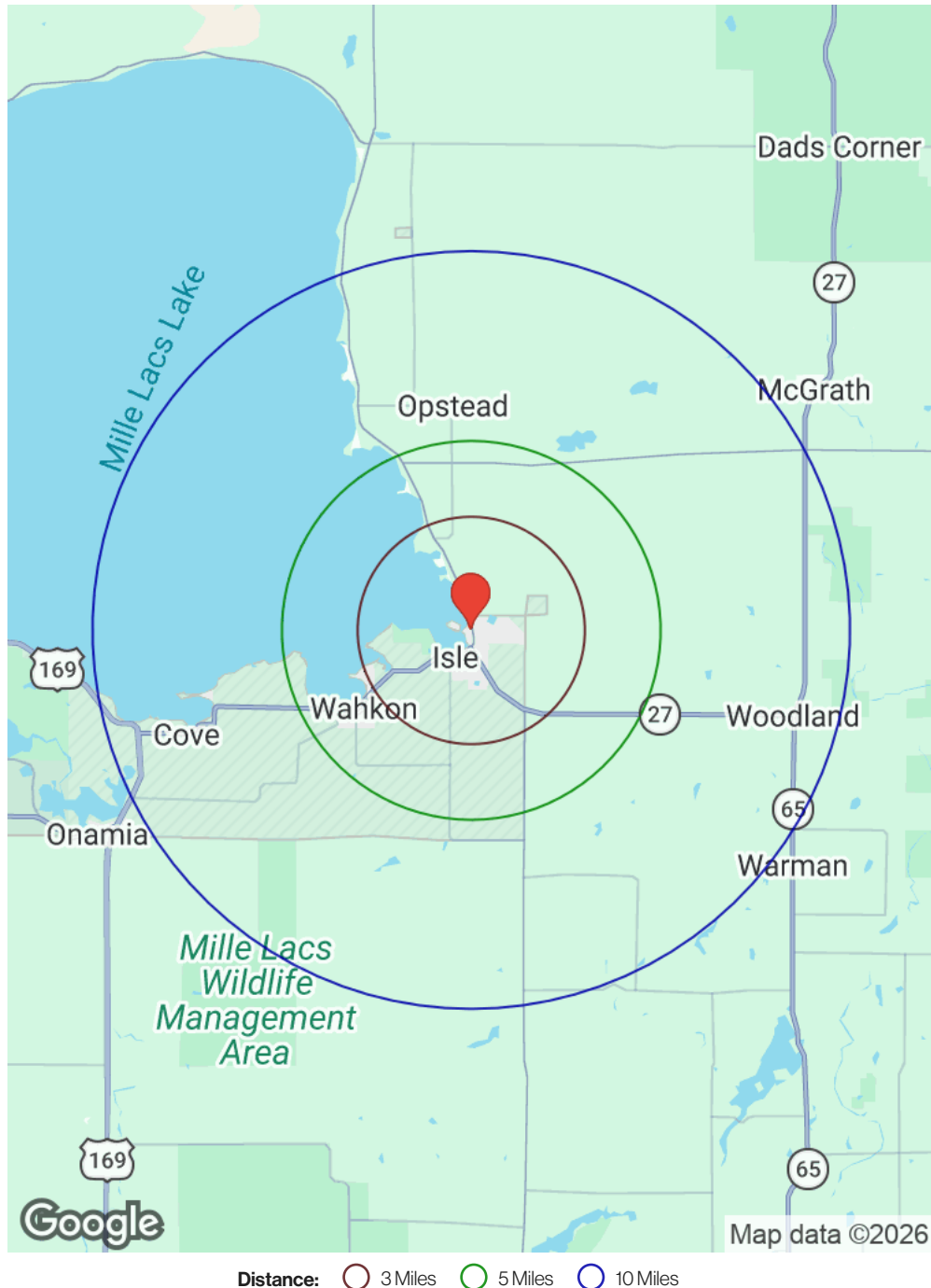
Business Map



Location Maps



Demographics



Category	Sub-category	3 Miles	5 Miles	10 Miles
Population	Male	871	1,434	2,765
	Female	887	1,429	2,643
	Total Population	1,758	2,863	5,408
Housing	Total Units	1,115	1,826	3,589
	Occupied	855	1,378	2,583
	Owner Occupied	657	1,101	2,107
	Renter Occupied	198	277	476
	Vacant	260	449	1,006
Age	Ages 0 - 14	292	462	864
	Ages 15 - 24	186	292	495
	Ages 25 - 54	517	812	1,564
	Ages 55 - 64	287	506	994
	Ages 65+	473	790	1,492
Income	Median	\$65,024	\$63,711	\$66,542
	Under \$15k	62	97	223
	\$15k - \$25k	76	123	212
	\$25k - \$35k	82	158	259
	\$35k - \$50k	103	159	283
	\$50k - \$75k	161	262	475
	\$75k - \$100k	106	177	315
	\$100k - \$150k	115	193	424
	\$150k - \$200k	61	83	171
	Over \$200k	91	124	221

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COMMERCIAL PROPERTY FOR SALE

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