

PROPERTY DETAILS

5626 Hwy 95 NW Cambridge, MN 55008

Property Description:	Hwy 95 Shop/Warehouse on 0.88 acres located between Princeton & Cambridge in Isanti County, MN. Property includes three metal buildings of varying sizes. Building A is heated, insulated has 1 loading dock with leveler. Building B is attached to building A and is cold storage. Building C is cold storage. Each building has electricity and lights. Warehouse flooring is concrete, 6"-8" thick. The buildings offer flexible space for owner-users, contractors, storage, or light industrial operations.
Building SF:	Total SF of three buildings: 10,420; Building A heated office/warehouse with 1 drive in, 1 loading dock, 1 restroom, 4320 SF; Building B cold storage attached to bldg. A has 1 drive in, 2500 SF; Building C cold storage building, 1 drive in with service door, 3600 SF
Property ID:	13.026.3504
Zoning:	General Business zoning (B)
Zoning Permitted & Conditional Permitted Uses may include:	Permitted Uses Include: Appliance store and appliance repair. Bicycle sales and repair shop. Book store (but not adult bookstores) or stationary store, antique or gift shop, art and school supply Cabinet/carpenter shop or construction yard. Garages (repair). Hardware store Landscape nursery, garden store and greenhouses. Marine, boat sales, and sporting goods Mini storage units Service business or trade Conditional Uses Include: Other business activities of the same general character as listed in Subdivision 2 of this Section. Pawn Shops Light manufacturing Interim Uses: Kennel.
Property Taxes:	\$7,270.00 (2026); Isanti County (Wyanett Township)
Year Built:	2011, 2014, 2016, 2019
Roof Type:	Pitched, Metal
Water / Sewer:	Well; Sewer Holding Tank
Power:	Single phase; 3 phase power available for buyer installation (reasonable)
Utilities:	Electric: Connexus Energy; Gas: Centerpoint Energy
Neighboring Businesses:	Lakes Premier Storage and The Rustic Depot, Gifts & Décor
Helpful Contacts:	<u>Zoning Administrator:</u> Trina Bergloff, trina.bergloff@co.isanti.mn.us <u>Building Official:</u> Dennis Ginter dennis.ginter@co.isanti.mn.us <u>Economic Development:</u> Amanda Usher, Cty Administrator, amanda.usher@co.isanti.mn.us Wyanette Township: Linda Hass, Clerk, 763-389-4465 hass_linda@yahoo.com