



Colliers

For Sale

37701 Ottawa Road

Le Sueur, MN

Tom Sullivan, SIOR

Executive Vice President

+1 952 897 7710

thomas.sullivan@colliers.com

Mark Drummond

Associate

+1 952 897 7735

mark.drummond@colliers.com

Ben Rorvick

Associate

+1 952 897 7761

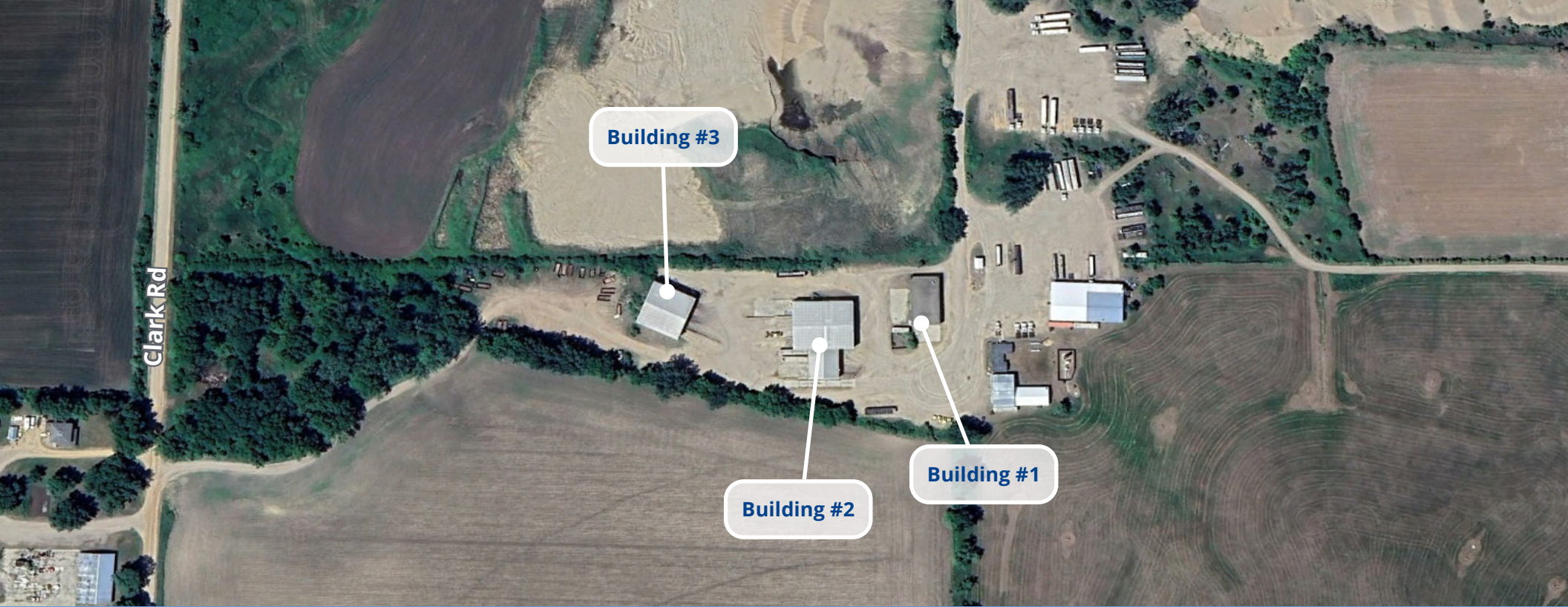
ben.rorvick@colliers.com

1600 Utica Avenue S

Suite 300

Minneapolis, MN 55416

P: +1 952 897 7700



Building 1



Building Size 3,936 SF

Year Built 1988

Construction Concrete Block

Building 2



Building Size 10,500 SF

Year Built 1990

Construction Steel/Metal

Building 3



Building Size 6,000 SF

Year Built 1995

Construction Steel/Metal

37701 Ottawa Road | For Sale

Property Profile

Property Overview

Location	37701 Ottawa Road Le Sueur, MN 56058
PID #	10-023-8000
Building Size	20,436 SF (3 Buildings)
Land Size	4.18 Acres
County	Le Sueur
Zoning	General
2026 Taxes	\$7,390
SALE PRICE	\$500,000

The Deed shall contain the following restriction: "The Property conveyed herein shall not be used for any purpose related to the waste industry including, but not limited to, the hauling, processing, transferring, storage, recycling or disposal of municipal solid waste or hazardous waste. These restrictions are declared to be covenants running with the land in perpetuity commencing with the date of the deed, and shall be fully binding upon all persons or entities acquiring title to the Property whether by descent, devise, lease, purchase or otherwise and is for the benefit of and enforceable by the Grantor and Grantor's affiliates."



Zoning



LE SUEUR COUNTY

Official Zoning Map

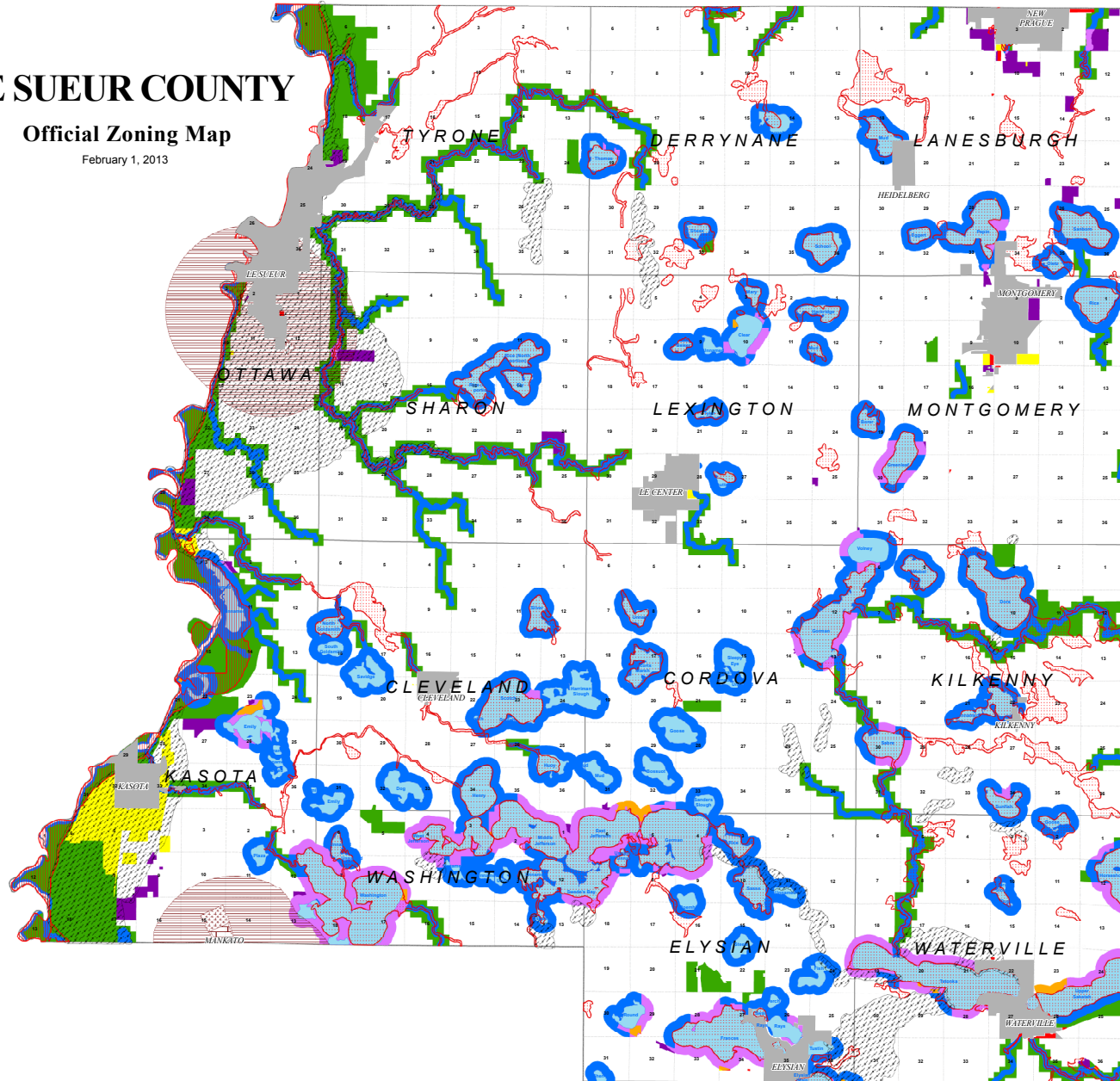
February 1, 2013



CLICK ON ZONING MAP
FOR PRINTABLE IMAGE



CLICK FOR
ZONING CODE



LEGEND

Zoning Districts

- Agricultural
- Conservancy
- Special Protection
- Recreational Commercial
- Recreational Residential
- Urban/Rural Residential
- General Business
- General Industry

Overlay Districts

- Mineral Resources

Flood Plain

- Flood Fringe
- Floodway

Airport

- Zone A
- Zone B
- Zone C

Lakes

City

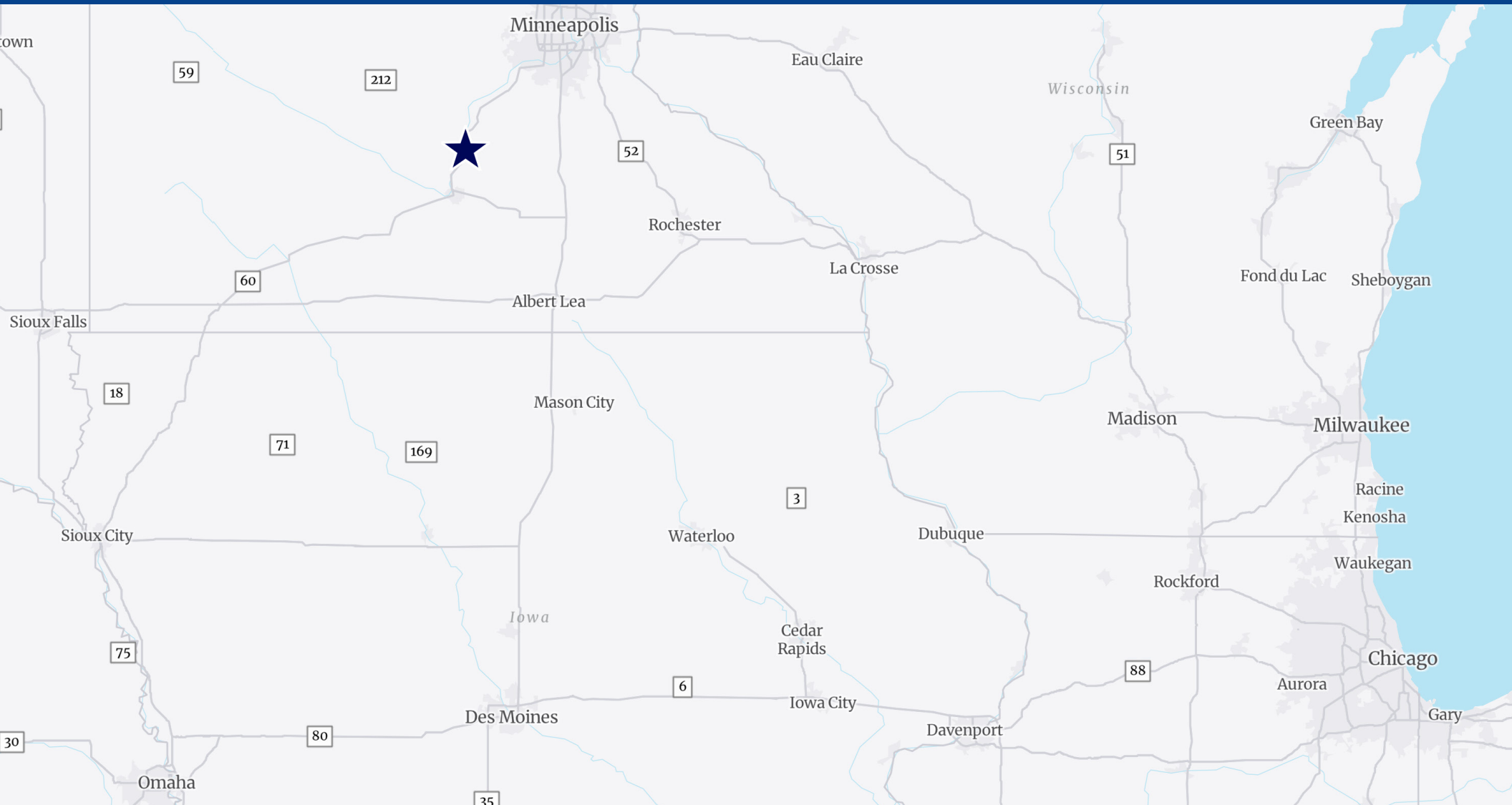
0 0.5 1 2 Miles
1 inch = 4,000 feet

Map created by Le Sueur County GIS Department with
data provided by:
- State of Minnesota
- Federal Emergency Management Agency
- Minnesota Department of Natural Resources
- USDA Natural Resource Conservation Service
- City of Mankato - Department of Planning and Zoning
- City of Le Sueur - Department of Planning and Zoning

Darrell Potts, Le Sueur County Administrator
February 1st, 2013

Coordinate System: NAD 1983 WGS 84 MN Le Sueur Feet
Projection: Lambert Conformal Conic
Datum: NAD 1983 WGS 84
False Easting: 100,000.0000
False Northing: 100,000.0000
Central Meridian: -93.1333
Standard Parallel 1: 44.2837
Standard Parallel 2: 44.2837
Latitude of Origin: 44.1847
Units: Feet US





Demographics (5 mile radius)



2025
Population

10,360



2025 Average
Household Income

\$96,169

PROXIMITY BY CAR



Mankato
35 minutes

Minneapolis CBD
1 hr 10 minutes

MSP Airport
1 hr 13 minutes

St. Paul CBD
1 hr 22 minutes

Sioux City SD
2 hr 58 minutes

Des Moines CBD
3 hr 29 minutes

Kansas City CBD
6 hr 13 minutes

Chicago CBD
7 hr 34 minutes



169

LE SUEUR

SITE

169

OTTAWA

ST. PETER

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