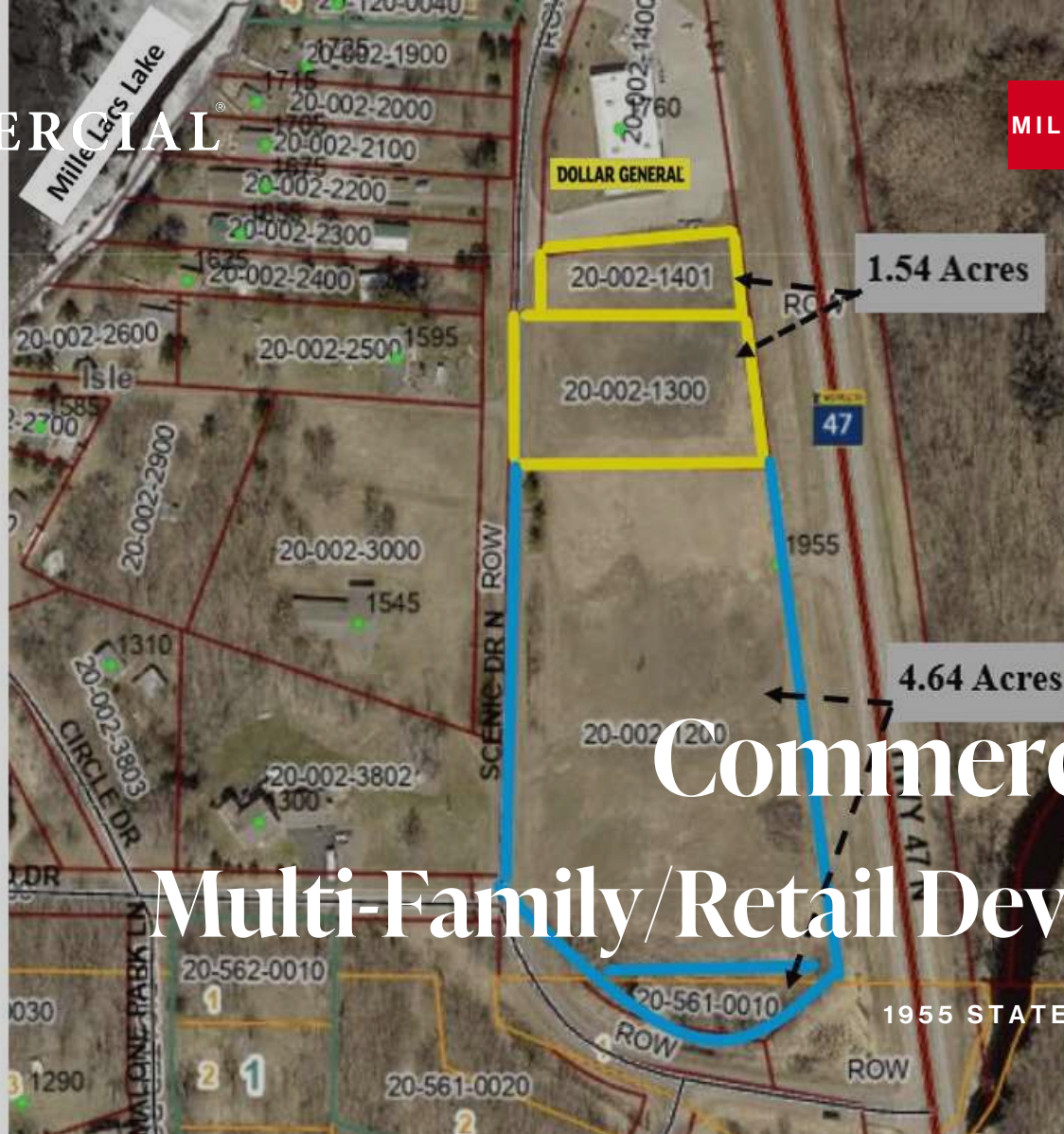




COMMERCIAL

MILLE LACS / ISLE LAND FOR SALE



# Commercial Land Multi-Family/Retail Development

1955 STATE HIGHWAY 47 | ISLE, MN

Exclusively Listed by

**Jeffrey Stedman - Senior Associate** | (952) 473-0903 | jeff@kwcommercial.com

**Jason Spiller - Associate** | 952-938-0940 | jasonspiller@kw.com

**KW Commercial | Minnetonka**

13100 Wayzata Blvd #400

Minnetonka, MN 55305

Each Office is Independently Owned and Operated

[www.kwcommercial.com](http://www.kwcommercial.com)

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.

# Conceptional Development



## 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: \$600,000 (combined parcels); \$250,000 (parcels 20-002-1401, 20-002-1300); \$350,000 (parcels 20-002-1200, 20-561-0010)

# 1955 Hwy 47 Parcels



**PROPERTY DETAILS**  
**1955 Highway 47**  
**Isle, MN 56342**

**Property Description:** Well positioned 6.18-acre commercial development site consisting of four parcels. Located in Mille Lacs County, SE corner of Lake Mille Lacs. Ready for development. Excellent visibility and access along Hwy 47, with west frontage road access. Sewer and water connections are already stubbed in at the northwest corner of site.

**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  
Total: 6.18 acres

**Zoned:** C-2 Commercial District; R2 or R3 (possible)

**Zoning Permitted & Conditional Permitted Uses may include:** **Permitted Uses Include:** Multit-family, hotel, motel, lodging, retail establishments, 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, 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, athletic clubs or spas. 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:** 2025: 20-002-1401: \$832.00 20-002-1300: \$1,934.00  
20-002-1200: \$2,304.00 20-561-0010: \$16.00

**Water / Sewer:** City sewer and water service available to site

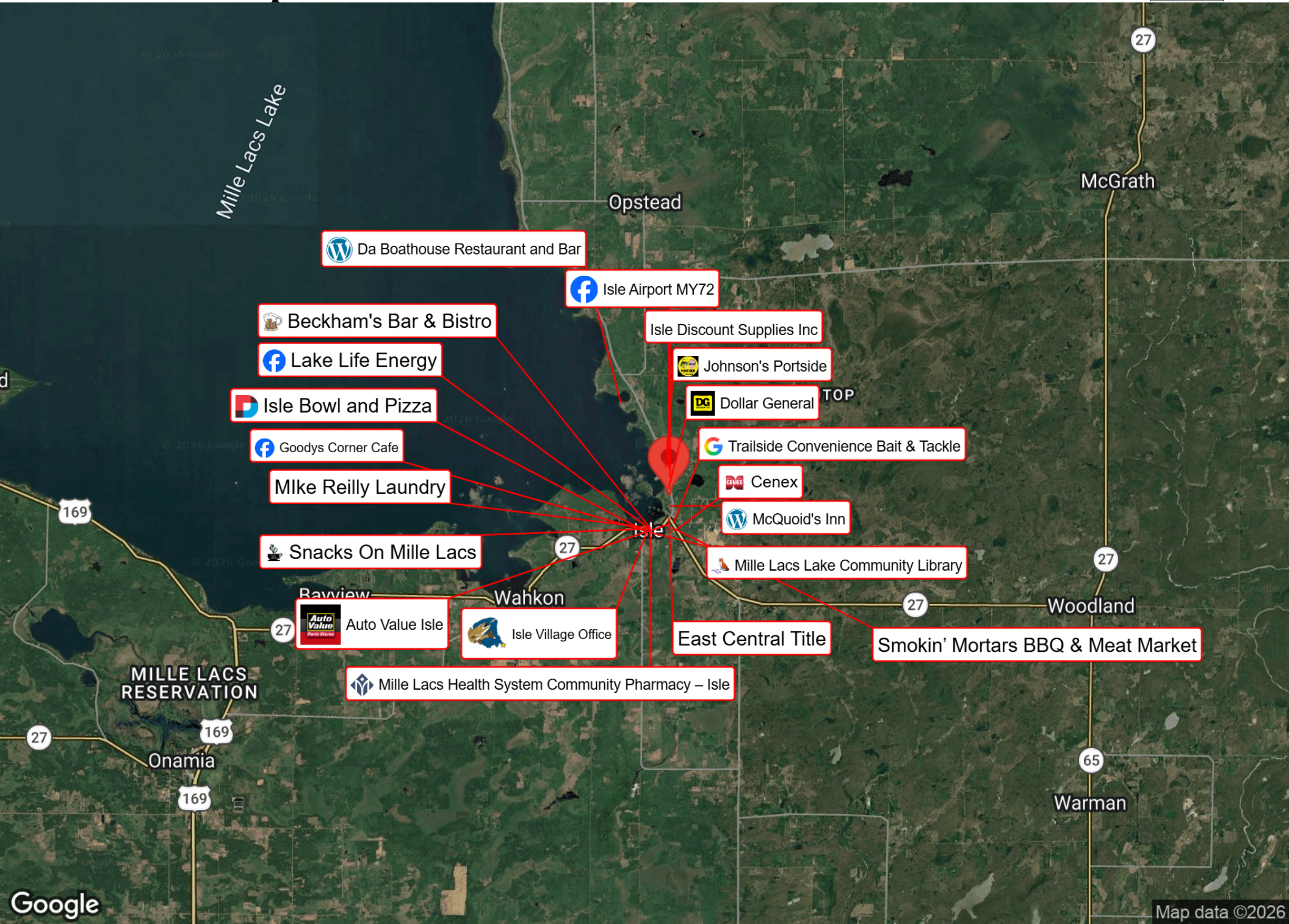
**Utilities:** Electric: East Central  
Gas: Center Point

**Helpful Contacts:** City Clerk/Treasurer/Zoning/Planning: Jamie Minenko: 320-676-3641;  
jamie@cityofisle.com

# Property Photos



# Business Map



Da Boathouse Restaurant and Bar

Isle Airport MY72

Beckham's Bar & Bistro

Isle Discount Supplies Inc

Lake Life Energy

Johnson's Portside

Isle Bowl and Pizza

Dollar General

Goody's Corner Cafe

Trailside Convenience Bait & Tackle

Mike Reilly Laundry

Cenex

Snacks On Mille Lacs

McQuoid's Inn

Auto Value Isle

Isle Village Office

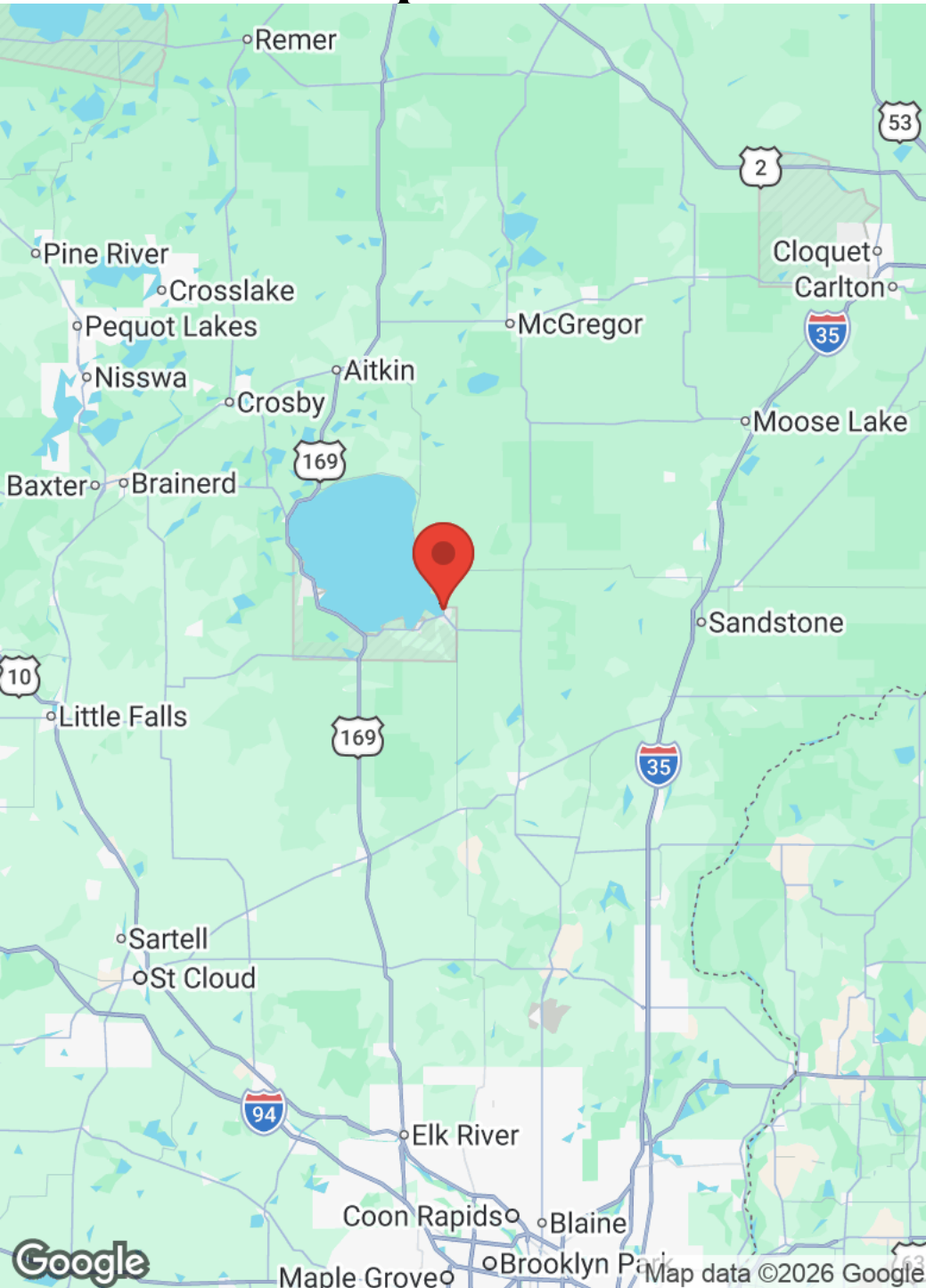
Mille Lacs Lake Community Library

East Central Title

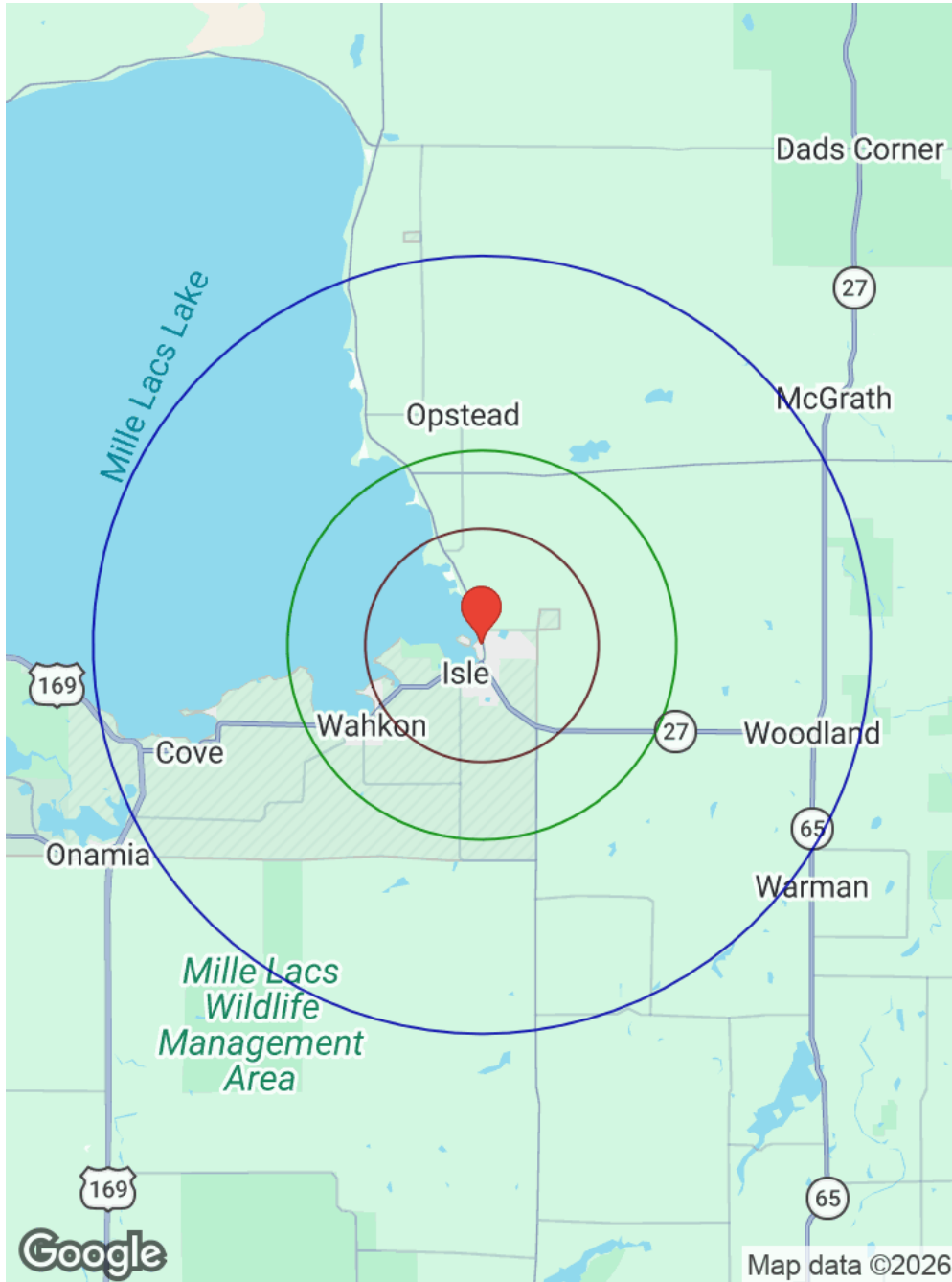
Smokin' Mortars BBQ & Meat Market

Mille Lacs Health System Community Pharmacy – Isle

# Location Maps



# Demographics



Distance: ○ 3 Miles ○ 5 Miles ○ 10 Miles

Category	Sub-category	3 Miles	5 Miles	10 Miles
<b>Population</b>	Male	890	1,468	2,881
	Female	902	1,453	2,711
	Total Population	1,791	2,921	5,592
<b>Housing</b>	Total Units	1,128	1,843	3,645
	Occupied	861	1,391	2,632
	Owner Occupied	666	1,119	2,146
	Renter Occupied	195	272	486
	Vacant	267	452	1,013
<b>Age</b>	Ages 0 - 14	292	464	882
	Ages 15 - 24	192	297	527
	Ages 25 - 54	524	828	1,610
	Ages 55 - 64	293	518	1,026
	Ages 65+	490	815	1,547
<b>Income</b>	Median	\$58,800	\$59,228	\$61,917
	Under \$15k	63	96	227
	\$15k - \$25k	89	147	251
	\$25k - \$35k	118	166	280
	\$35k - \$50k	101	168	314
	\$50k - \$75k	147	264	462
	\$75k - \$100k	111	188	383
	\$100k - \$150k	111	183	390
	\$150k - \$200k	54	80	152
	Over \$200k	69	99	172

# Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.


EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by


Jeffrey Stedman - Senior Associate

 (952) 473-0903

 jeff@kwcommercial.com

 #RA-20454772, Minnesota

Jason Spiller - Associate

 952-938-0940

 jasonspiller@kw.com




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.

# COMMERCIAL PROPERTY FOR SALE



## 1955 Highway 47, Isle, MN 56342

Exclusively Listed by

### Jeffrey Stedman - Senior Associate

-  (952) 473-0903
-  jeff@kwcommercial.com
-  #RA-20454772, Minnesota

### Jason Spiller - Associate

-  952-938-0940
-  jasonspiller@kw.com

### KW Commercial | Minnetonka

13100 Wayzata Blvd #400  
Minnetonka, MN 55305  
Each Office is Independently Owned and Operated

