

Offering Memorandum



2900 65th Street East | PID: 20-81402-01-020 | PID: 20-81402-01-030



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EXECUTIVE SUMMARY

A rare opportunity to acquire a hybrid commercial greenhouse property with flexible B3 zoning, combining land value, infrastructure, and multiple use possibilities in a strong suburban market.

Property Snapshot

- 1 Acre B3 Commercial Site
- Retail Building: 2,560 SF
- Greenhouse / Support Structures: 13,240 SF
- Total Functional Area: ~15,800 SF
- Fully equipped with heating systems, hydrants, and ventilation
- Located in a tight, high-demand retail submarket

Gerten's Farm Market — Greenhouse 6 Mil Poly Recovering Schedule

GH #1 (48×100) 2005 · 2014 · 2019 · 2025

GH #2 (40×100) 2006 · 2010 · 2015 · 2018 · 2023

GH #3 (40×100) 2006 · 2010 · 2013 · 2019 · 2024

GH #4 (72×20) 2007 · 2011 · 2016 · 2021 · 2026

Lot House (60×30) 2004 · 2008 · 2012 · 2017 · 2022 · 2027

All structures covered with 6 mil poly



2900 65TH STREET EAST
INVER GROVE HEIGHTS 55077



RETAIL BUILDING 2,560 SQ. FT.



GH #1 96 X 40 | 3,840 SQ. FT.



GH #2 93 X 30 | 2,880 SQ. FT.



GH #3 96 X 30 | 2,880 SQ. FT.



GH #4 72 X 20 | 1,440 SQ. FT.



LOT HOUSE 60 X 30 | 1,800 SQ. FT.
ROSE HOUSE 20 X 20 | 400 SQ. FT.



43,995.6 SQ. FT.
LOT SIZE



B3 ZONING

PROPERTY OVERVIEW

Located at 2900 65th Street East in Inver Grove Heights, Minnesota, Gerten's Farm Market is a rare one-acre commercial property on one of Dakota County's most active retail corridors, just 9 miles from downtown St. Paul with direct access to I-494, I-35E, and US Highway 52. The parcel includes 13,240 square feet of operational greenhouse and retail structures, anchored by a 2,560 square foot retail building, all fully operational and generating revenue: retail walk-in and annual fertilizer programs.



Greenhouse Structure Details:

Greenhouse #1 | Concrete floor | 1 hydrant
3 furnaces | 2 exhaust fans

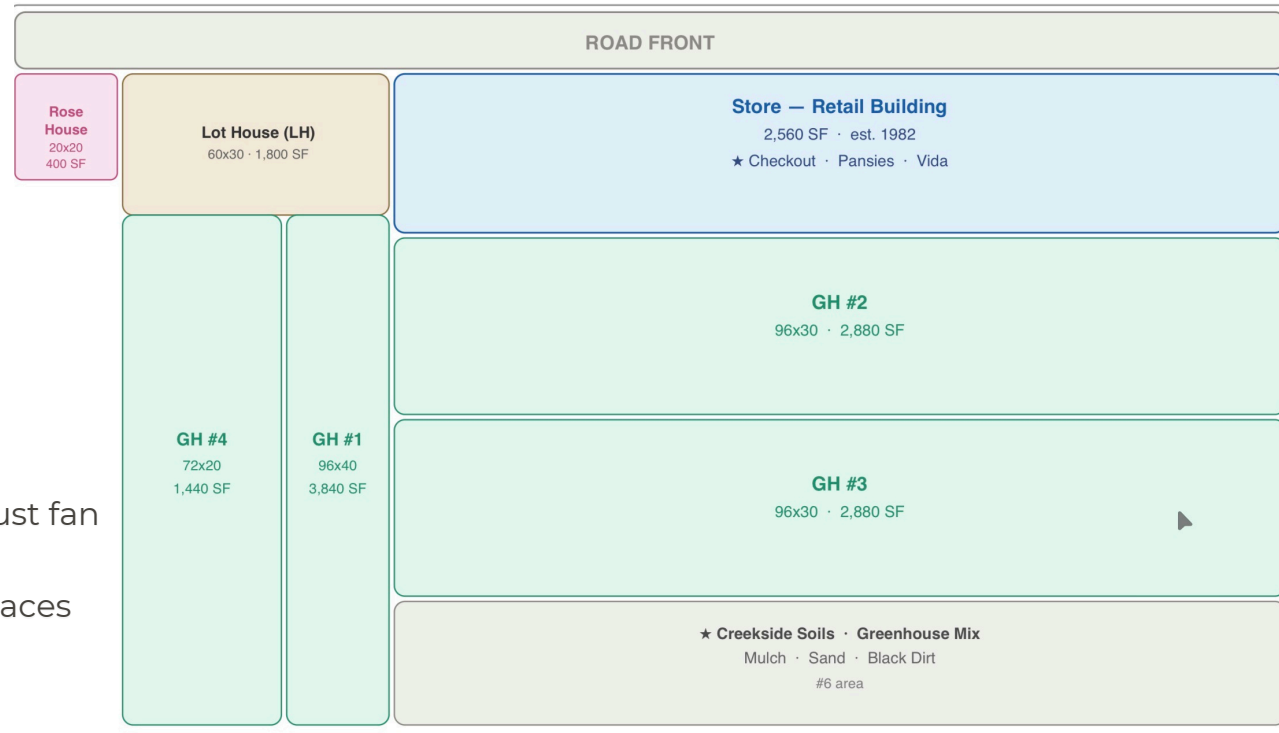
Greenhouse #2 | 1 hydrant | 2 furnaces
1 exhaust fan | 1 shutter vent

Greenhouse #3 | 1 hydrant | 2 furnaces
1 shuttered exhaust fan & vent

Greenhouse #4 | 1 hydrant | 2 furnaces | 1 exhaust fan

Lot House Greenhouse | Concrete floor | 2 furnaces

Rose House (RH) | 1 furnace | Dirt floor





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