

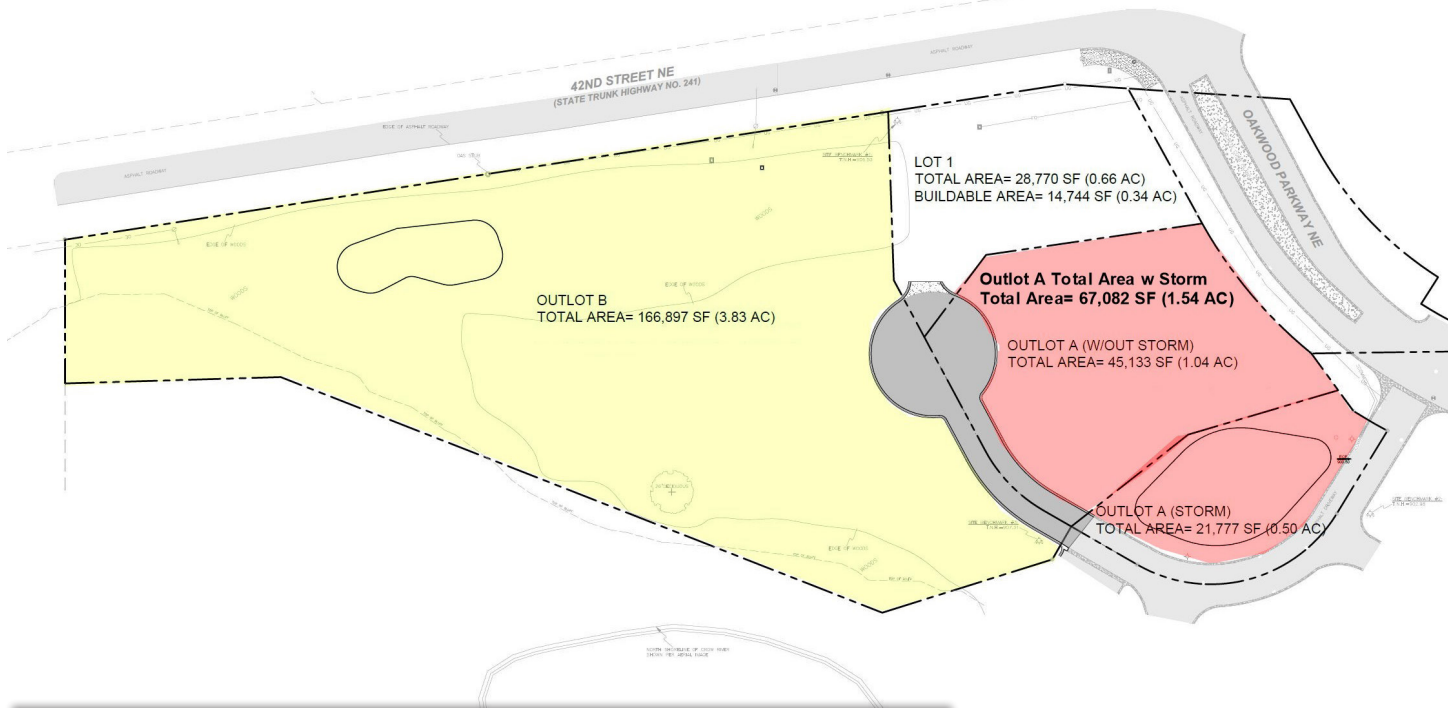


St. Michael Commercial Land

PID #114-397-000020 & #114-397-000010

St. Michael, MN 55376

FOR SALE
1.54 & 3.83 ACRES AVAILABLE

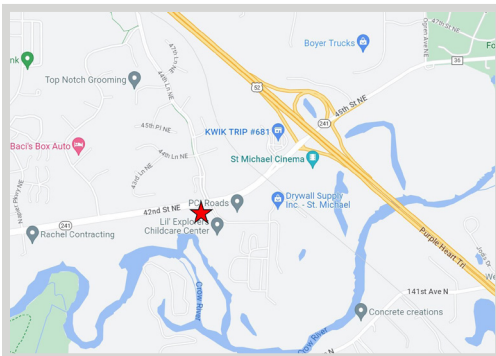


FEATURES:

- 1.54 & 3.8 AC of Undeveloped Business/Office Park Land Available FOR SALE as a Build-to-Suit option
- Easy Access via Hwy 94 & Hwy 241 exit
- Pre-grading is done and utilities are stubbed into sites
- Well Suited for a 1-2 story commercial building
- Great opportunity to purchase land in the vastly growing city of St. Michael

Sale Price

\$399,000 - 1.54 acres
\$900,000 - 3.83 acres



FACTS:

- ▲ OUTLOT A - PID #114-397-000020
- 67,082 SF / 1.54 AC
- ▲ OUTLOT B - PID #114-397-000010
- 166,897 SF / 3.83 AC
- ▲ 2026 Taxes - Outlot A: \$2,012.00
- Outlot B: \$5,846.00

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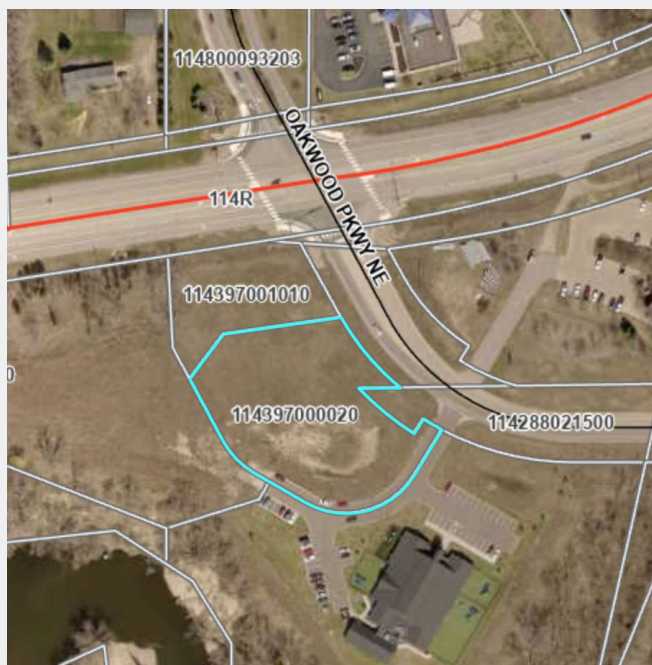
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AERIAL & MAP

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Outlot A



Outlot B

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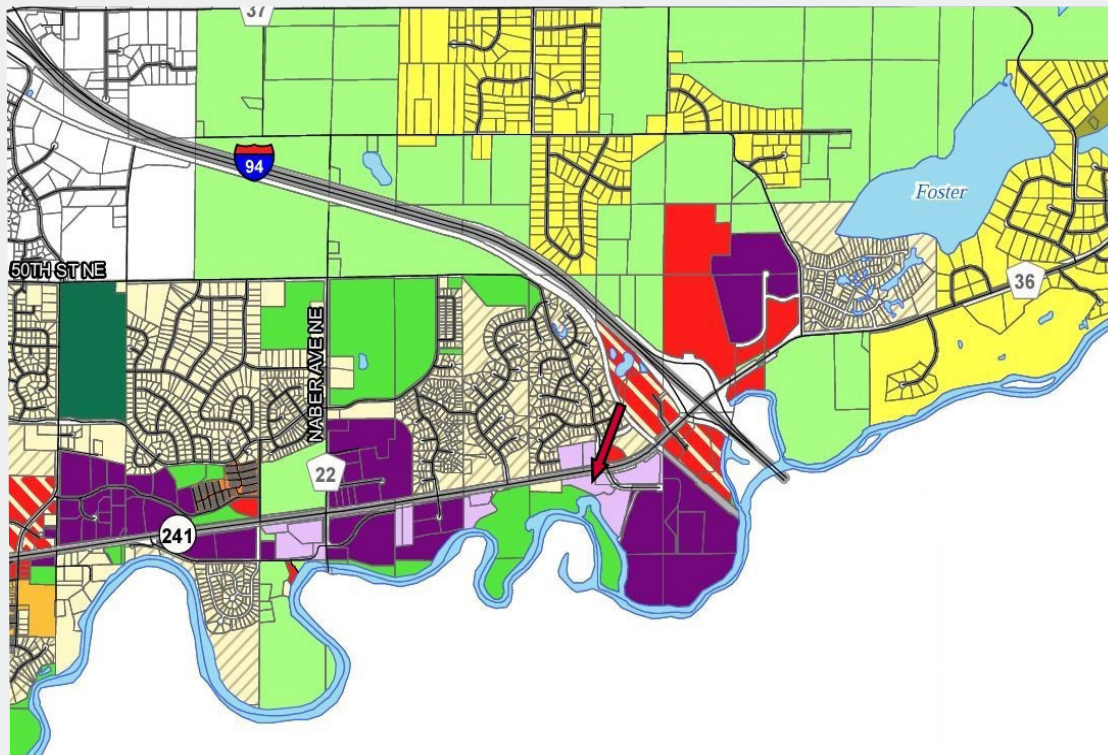
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ZONING MAP

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City of **St. Michael**
ZONING MAP
Updated December 22, 2020
through Ordinance #2006

- A-1, General Agriculture
- AP, Agricultural Preservation
- RR, Rural Residential
- R-1, Single Family Residential
- R-2, Single Family Residential 2
- R-3, Multiple Family Residential
- R-4, High Density Residential
- PUD Residential
- B-1, General Business
- B-2, Downtown Commercial
- B-3, Business / Office Park
- I-1, Industrial
- PUD Commercial
- Public - Institutional
- PUD Public - Institutional
- Railroad
- Water

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CITY INFORMATION

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POPULATION (5 MILE RADIUS)	2010 Census - 32,471 2023 (Estimate) - 39,840 2028 (Projection) - 42,145
AVERAGE HOUSEHOLD INCOME	2024 - \$125,801 (5 miles)
TRAFFIC	State Hwy 241 - 22,203 vehicles per day 45th St. NE - 9,123 vehicles per day
CITY OF ST. MICHAEL	St. Michael is a growing community centrally located in the heart of Minnesota along I-94, only 25 minutes to downtown Minneapolis and 35 minutes to St. Cloud. The convenient location offers a small-town feel with safe neighborhoods, good schools, abundant parks, lakes and natural resources; making it a great place to live and raise a family. St. Michael was incorporated as a city in 1890 and currently has a population of 19,029.



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