

49,616 Total RSF

COMMERCIAL PROPERTY | FOR SALE

Excellent Visibility on I-35 | Industrial Zoning



FOR SALE | ASKING PRICE: \$5.5 MILLION

308 SW 15TH ST, FOREST LAKE, MN 55025

PROPERTY HIGHLIGHTS:

- Sizes: Main School - 40,816 RSF (Two floors - 20,408 SF floorplate); Gymnasium: 8,800 RSF | 26'-29' clear height;
Total SF: 49,616 RSF
- Land: 2.72 acres
- Ages: Main School: built in 1970 (Fully Renovated in 2021); Gymnasium: built 2014 (gym is connected to main school)
- Zoning: B-3 Limited Industrial Business District
- 104 Parking Stalls
- Elevator (Renovated in 2025)
- Power: 3-phase, 120/208v, 1,200 amps
- ADA Compliant; ADA Ramp Installed
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- **Asking Price: \$5.5 Million**

KEY FEATURES:

- Excellent I-35 highway visibility (eastbound)
- Full interior renovation completed in 2021
- Roof and HVAC systems replaced in 2021
- Well-maintained 104-stall parking lot
- Full gymnasium w/ regulation-sized basketball court, hardwood floors, and built-in bleacher system
- Multi-purpose cafeteria / commons area
- Fitness room, music room & support spaces
- Ample single-stall bathrooms
- Ideal for school, church, nonprofit, industrial, auto dealer, medical, or office use

FOR INFORMATION, CONTACT:

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Gymnasium (8,800 RSF)



Multi-Purpose Commons / Cafeteria



Main Entrance Lobby



Interior Corridor

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FOREST LAKE, MN | EXCELLENT I-35 VISIBILITY | 2.72 ACRES

LOCATION HIGHLIGHTS:

- Directly visible from I-35 (eastbound side)
- Forest Lake, MN – Washington County
- Adjacent to Forest Lake Industrial Park
- Access via 15th St SW
- Near US-61 and Hwy 8 interchange
- ~30 miles north of downtown Minneapolis
- Forest Lake pop. ~18,000; growing market
- Adjacent to Walmart, and within 1 mile of ample retail (e.g. Starbucks, Chipotle, Keys Café, Target, Applebee's)

IDEAL BUYER PROFILE:

- Charter School / Private School / Religious School
- Community Center or Nonprofit Organization
- Light Industrial User
- Auto Dealership
- Mixed-Use Redevelopment

PROPERTY SUMMARY

Address: 308 SW 15th St, Forest Lake, MN 55025

Total SF: 49,616± RSF on 2.72 Acres

Year Built: 1970; Fully Renovated 2021

Zoning: B-3 Limited Industrial Business

Parking: 104 Stalls



Fitness Room



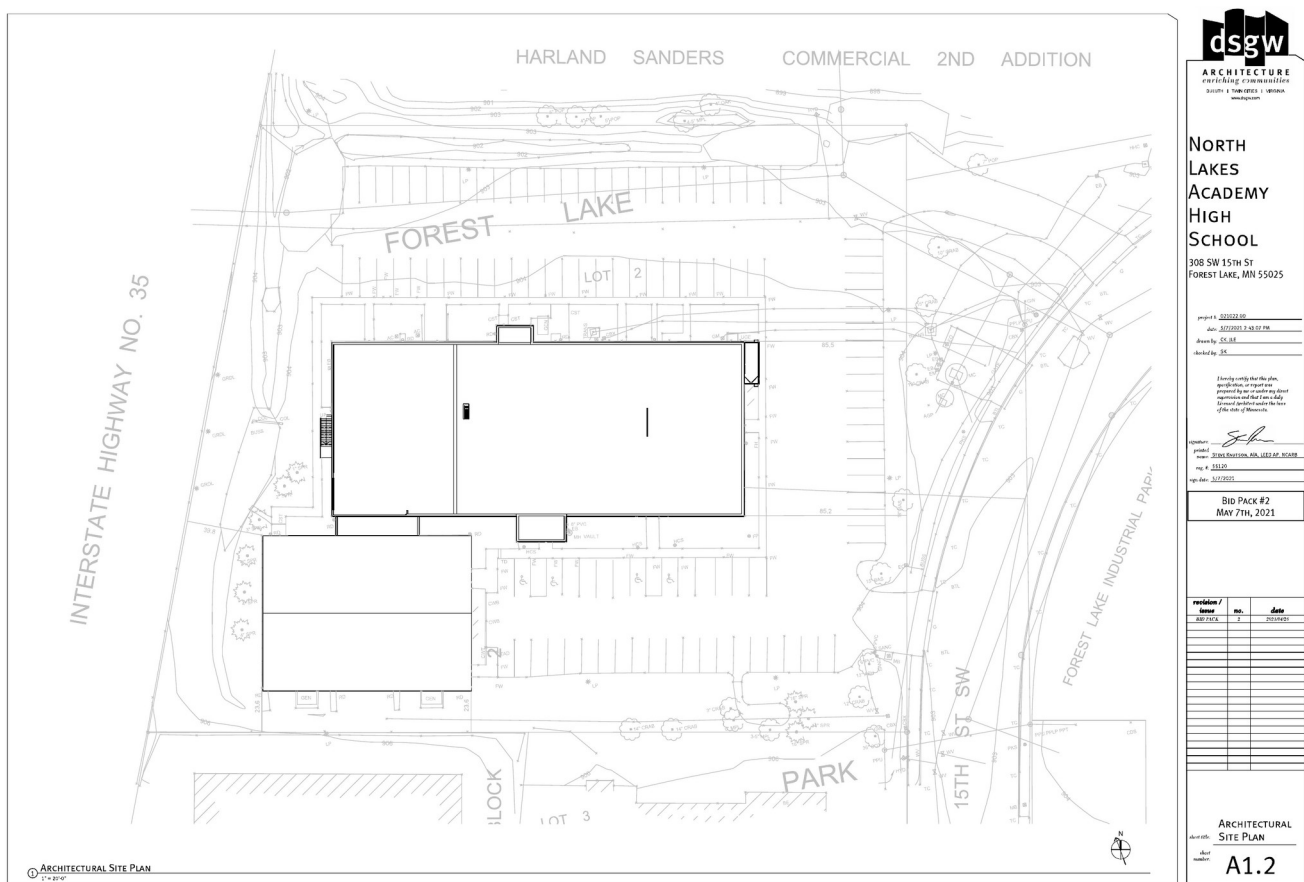
Music Room

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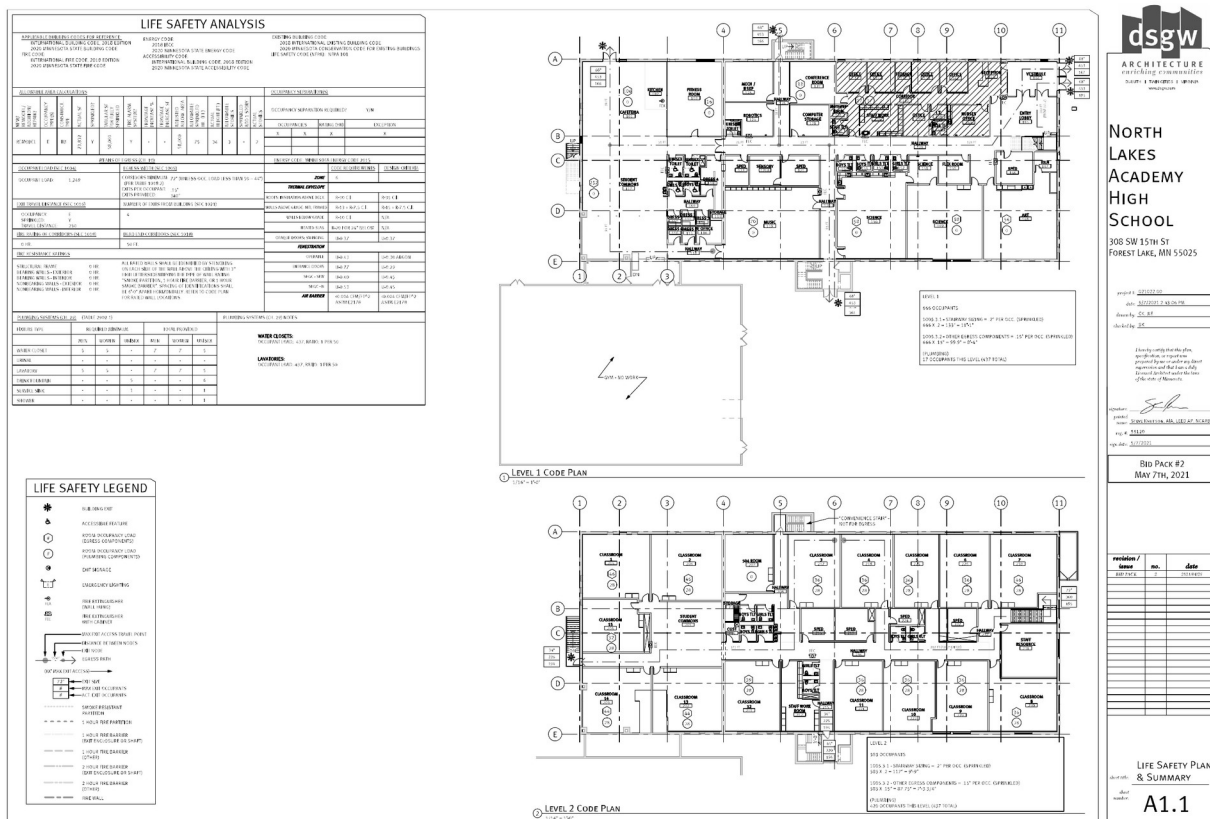
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ARCHITECTURAL SITE PLAN (AS-BUILT)



FLOOR PLANS - 1ST & 2ND FLOOR



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