

Forest Lake

Scandia Trail North

12.32 Acres



FOR SALE

8303 216TH ST N
FOREST LAKE, MN 55025
PRICE NEGOTIABLE

Results
COMMERCIAL
RE/MAX RESULTS

TABLE OF CONTENTS

8303 216TH ST N
FOREST LAKE, MN 55025

Confidentiality & Disclaimer

All materials and information received or derived from RE/MAX Results 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 RE/MAX Results Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any 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. RE/MAX Results 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. RE/MAX Results Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Results 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 RE/MAX Results Commercial in compliance with all applicable fair housing and equal opportunity laws.

Contents

PROPERTY INFORMATION	3
PHOTO GALLERY	5
ZONING SECTION	10
LOCATION INFORMATION	12
ABOUT FOREST LAKE, MN	16
DEMOGRAPHICS	19

Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com





PROPERTY INFORMATION

EXECUTIVE SUMMARY

8303 216TH ST N
FOREST LAKE, MN 55025

SECTION 1 / PAGE 4



OFFERING SUMMARY

Sale Price:	Negotiable
Parcel Size:	12.32 Acres (536,657 SF)
Building Size:	6,960 SF
Current Zoning:	SF - Residential
County:	Washington
PID#:	1403221230041
2026 Taxes:	\$13,192

PROPERTY OVERVIEW

- 6,960 SF Warehouse + Office
- **12.32 Acres / 536,657 SF**
- Currently operating under a Conditional Use Permit (CUP). City states CUP possible for similar industrial use with new owner. Zoned Single Family Residential District
- Landscaping Business can also be purchased with or without the Real Estate. Negotiable price on both the business and real estate
- Incredible location surrounded by single-family residential housing.
- Highly desirable, 2,270-acre, Forest Lake nearly immediately adjacent to property. Very popular recreational and fishing lake.
- **Excellent opportunity for similar industrial owner-user, residential developer, or investor.** Rare chance to acquire this type of site with this type of location profile
- 35-45 minutes from Minneapolis or St. Paul
- **Outstanding surrounding demographics with an average household income of \$157,612 within 1 mile.**
- Long time family ownership currently operating as landscape supply business
- Easy and convenient access to the property from I-35 and City of Forest Lake
- Contact Listing Brokers Mark Hulsey and Sawyer Hulsey for questions and tours. DO NOT DISTURB TENANTS.

Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com
Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com





PHOTO GALLERY

PHOTO GALLERY

8303 216TH ST N
FOREST LAKE, MN 55025

SECTION 2 / PAGE 6



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

Results
COMMERCIAL
RE/MAX RESULTS

PHOTO GALLERY

8303 216TH ST N
FOREST LAKE, MN 55025

SECTION 2 / PAGE 7



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

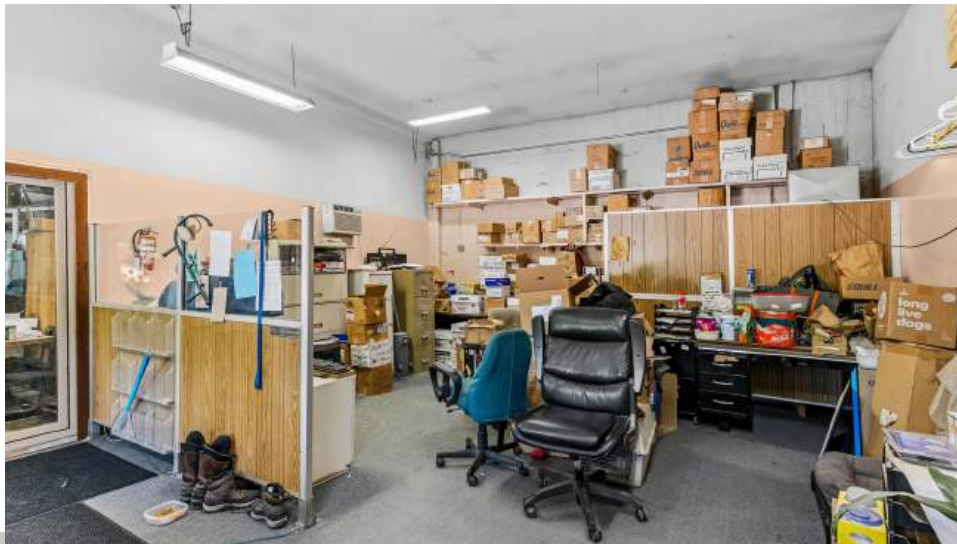
Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

Results
COMMERCIAL
RE/MAX RESULTS

PHOTO GALLERY

8303 216TH ST N
FOREST LAKE, MN 55025

SECTION 2 / PAGE 8



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

Results
COMMERCIAL
RE/MAX RESULTS

PHOTO GALLERY

8303 216TH ST N
FOREST LAKE, MN 55025

SECTION 2 / PAGE 9



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

Results
COMMERCIAL
RE/MAX RESULTS



ZONING SECTION

ZONING DESCRIPTION

8303 216TH ST N
FOREST LAKE, MN 55025

SECTION 3 / PAGE 11



ZONING DESCRIPTION

****Currently operating under a Conditional Use Permit (CUP). City states CUP possible for similar industrial use with new owner. Zoned Single Family Residential District****

The city of Forest Lake's 2040 Comprehensive Plan designates the proposed use for the land as "Low-Density Residential".

Prospective Buyers and representatives are responsible for their own research regarding zoning and permitted uses.

To learn more, please visit: <https://ci.forest-lake.mn.us/169/Community-Development>

Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com



LOCATION INFORMATION

RETAILER MAP

8303 216TH ST N
FOREST LAKE, MN 55025

SECTION 4 / PAGE 13



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

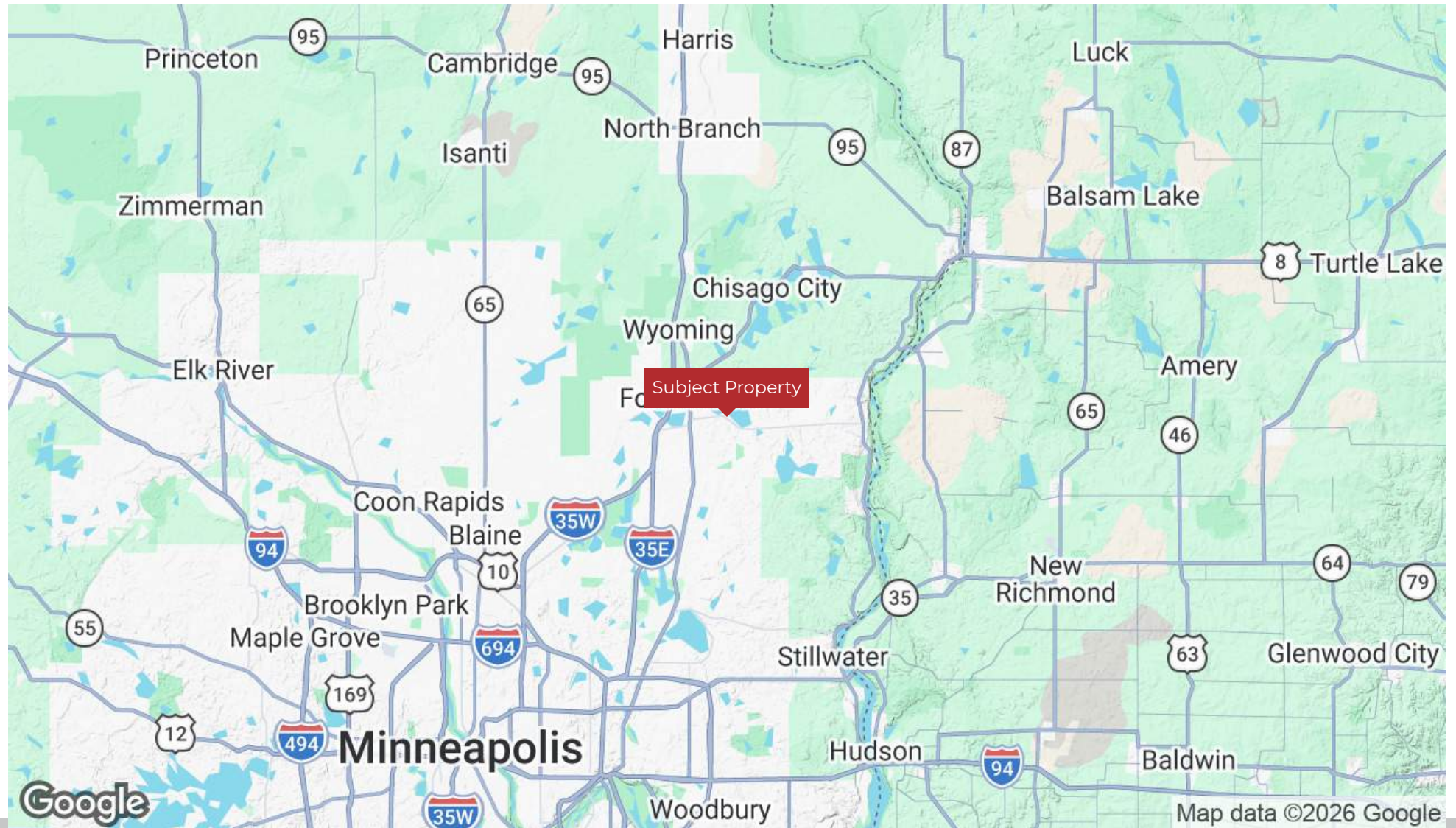
Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

Results
COMMERCIAL
RE/MAX RESULTS

REGIONAL MAP

8303 216TH ST N
FOREST LAKE, MN 55025

SECTION 4 / PAGE 14



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

Results
COMMERCIAL
RE/MAX RESULTS

LOCATION MAP

8303 216TH ST N
FOREST LAKE, MN 55025

SECTION 4 / PAGE 15



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

Results
COMMERCIAL
RE/MAX RESULTS



ABOUT FOREST LAKE, MN

FOREST LAKE AREA OVERVIEW

8303 216TH ST N
FOREST LAKE, MN 55025

SECTION 5 / PAGE 17

FOREST LAKE AREA MINNESOTA

Forest Lake is a growing North Metro community known for its strong quality of life, scenic lake-oriented setting, and convenient access to the Twin Cities. The city offers a desirable blend of suburban comfort, outdoor recreation, neighborhood retail, and commuter connectivity, making it an appealing destination for residents seeking both lifestyle and accessibility.

With a city population of 20,611, Forest Lake continues to benefit from steady residential demand, strong household incomes, and a highly livable environment. Its mix of established neighborhoods, regional amenities, and proximity to major transportation corridors supports long-term appeal for commercial investment.



KEY DEMOGRAPHICS WITHIN 1 MILE OF SUBJECT PROPERTY

Average Age

43.9

Average HH Income

\$157,612

Total Population

1,654



WHY INVEST IN FOREST LAKE



Affluent suburban demographic profile with strong household income levels



High quality-of-life community with lake amenities and outdoor recreation



Convenient regional access to the Twin Cities via I-35 corridor connectivity



Stable long-term housing demand supported by livability and community growth

Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

ABOUT FOREST LAKE

8303 216TH ST N
FOREST LAKE, MN 55025

SECTION 5 / PAGE 18



FOREST LAKE, MN

Forest Lake serves as a key commercial and residential hub for the northern Twin Cities metro, drawing activity from surrounding communities throughout Washington and Chisago counties. Its location along Interstate 35 provides efficient connections to Minneapolis–St. Paul, while the city's established retail districts, local employers, schools, and public amenities create a well-rounded environment for continued growth.

The community's extensive lake system, parks, trails, and year-round recreation contribute to a strong sense of place and help attract residents seeking space, convenience, and an active lifestyle. Supported by an affluent local population and a broad regional trade area, Forest Lake offers a compelling setting for long-term real estate ownership and investment.

To learn more, please visit: <https://ci.forest-lake.mn.us/>

Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com



DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

8303 216TH ST N
FOREST LAKE, MN 55025

SECTION 6 / PAGE 20

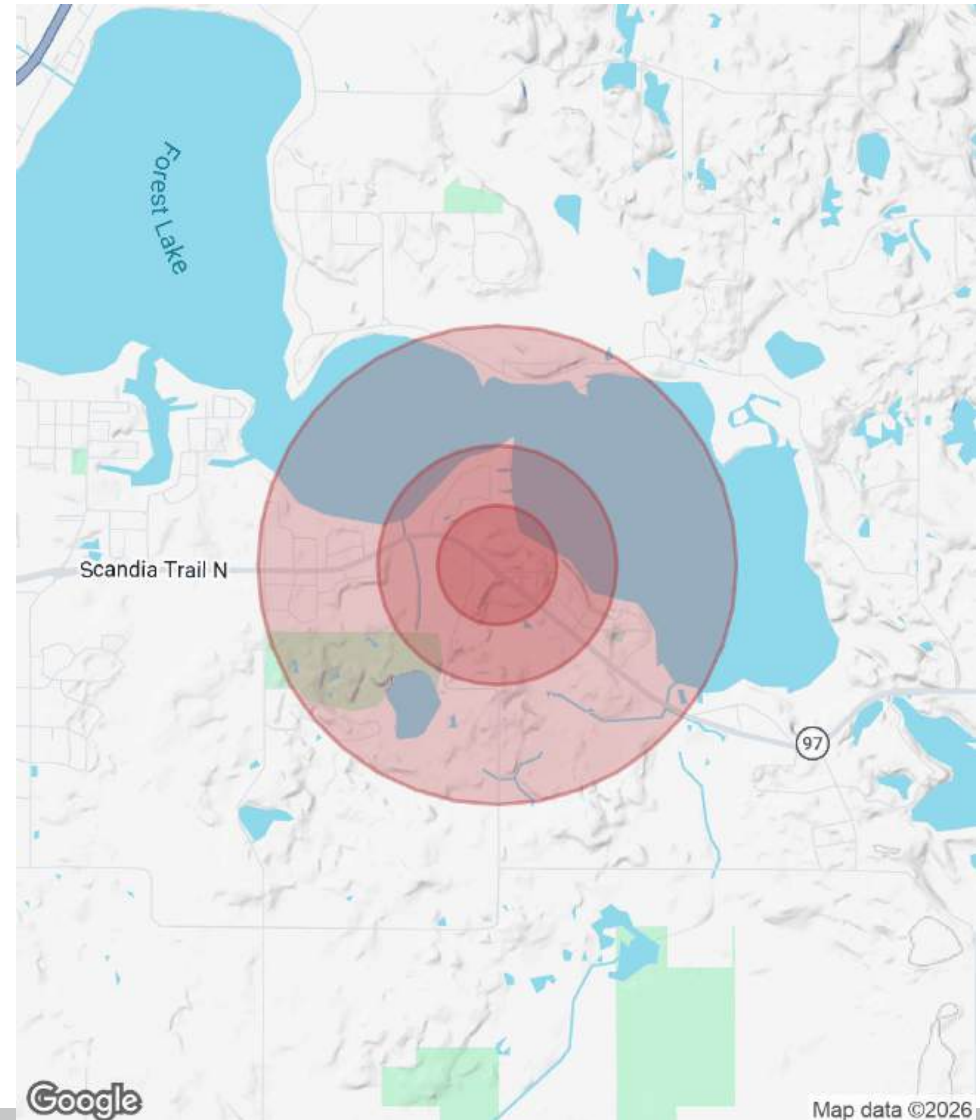
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	119	480	1,654
Average Age	41.6	41.4	43.9
Average Age (Male)	41.9	41.6	44.6
Average Age (Female)	40.9	40.6	42.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	47	191	655
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$159,733	\$157,933	\$157,612
Average House Value	\$432,018	\$428,987	\$444,184

2023 American Community Survey (ACS)



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

LISTING BROKERS

8303 216TH ST N
FOREST LAKE, MN 55025

SECTION 6 / PAGE 21



MARK HULSEY

Managing Broker

Direct: 651.755.2068
mark@resultscommercial.com



SAWYER HULSEY

Associate Broker

Direct: 651.256.7404
Sawyer@resultscommercial.com

Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

