

1955 Highway 47 COMMERCIAL LOTS FOR SALE

| 1955 STATE HIGHWAY 47 | ISLE, MN

Exclusively Listed by

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KW Commercial | Minnetonka

13100 Wayzata Blvd #400

Minnetonka, MN 55305

Each Office is Independently Owned and Operated

1955 Hwy 47 Isle, MN



PROPERTY OVERVIEW

Commercial development site (6.18 acres) four parcels. Located in Mille Lacs Cty. Along Hwy 47 with frontage road access. Sewer/ water connections stubbed in at the northwest corner. Adjacent to Dollar General. Options: retail/office, multifamily (24+ units possible) 3 stories, 36 ft lakeview possible top floors. Existing apartment communities are fully leased with substantial waitlists.



OFFERING SUMMARY

Total acreage: 6.18 acres

Zoning: C-2 Commercial District (retail/office); R2 or R3 (possible)

Permitted Uses: Retail, restaurants, personal services, professional services, auto repair services, entertainment, lodging, finance, insurance, places of religious assembly, and others

Price: \$250,000 for 1.54 acres
\$350,000 for 4.64 acres

Property Details



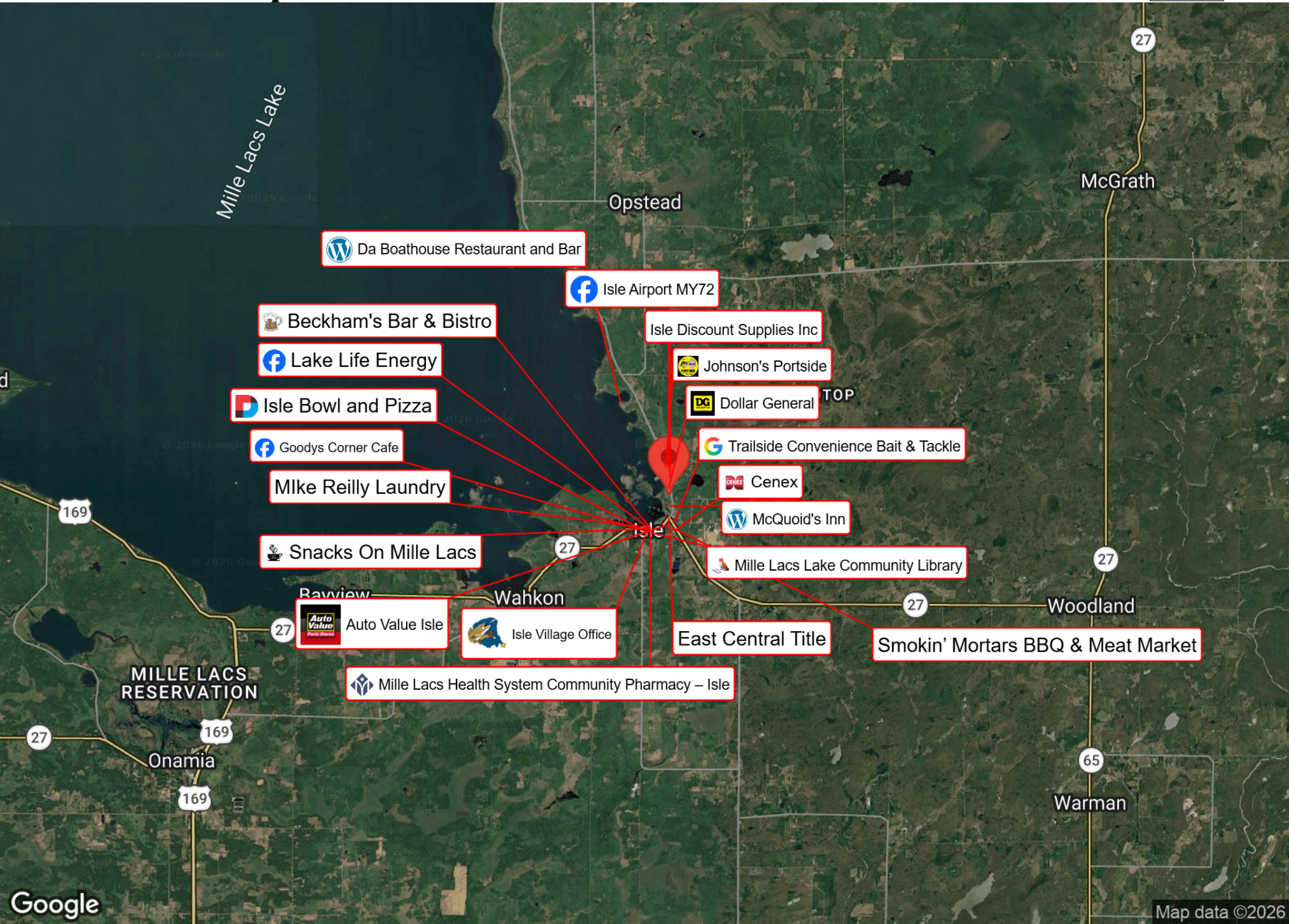
PROPERTY DETAILS 1955 Highway 47 Isle, MN 56342

Property Description:	Outstanding 6.18-acre commercial development site consisting of four parcels. Located in Mille Lacs County. Previously undeveloped. Excellent visibility and accessibility with direct Hwy 47 access plus two additional entrances from the west frontage road. Sewer and water connections are already stubbed in at the northwest corner.
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
Zoned:	C-2 Commercial District; R2 or R3 (possible)
Zoning Permitted & Conditional Permitted Uses may include:	<p>Permitted Uses Include: Retail establishments, including 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, funeral homes, 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, skating rinks and tennis courts, athletic clubs or spas. Lodging services, including hotels and motels. Finance, insurance, real estate and tax services. Churches and places of religious assembly</p> <p>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.</p>
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 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
Notes on properties:	Development ready, 1% slope to the south, seller has survey, utilities at street. Existing apartment communities are fully leased with substantial waitlists.

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

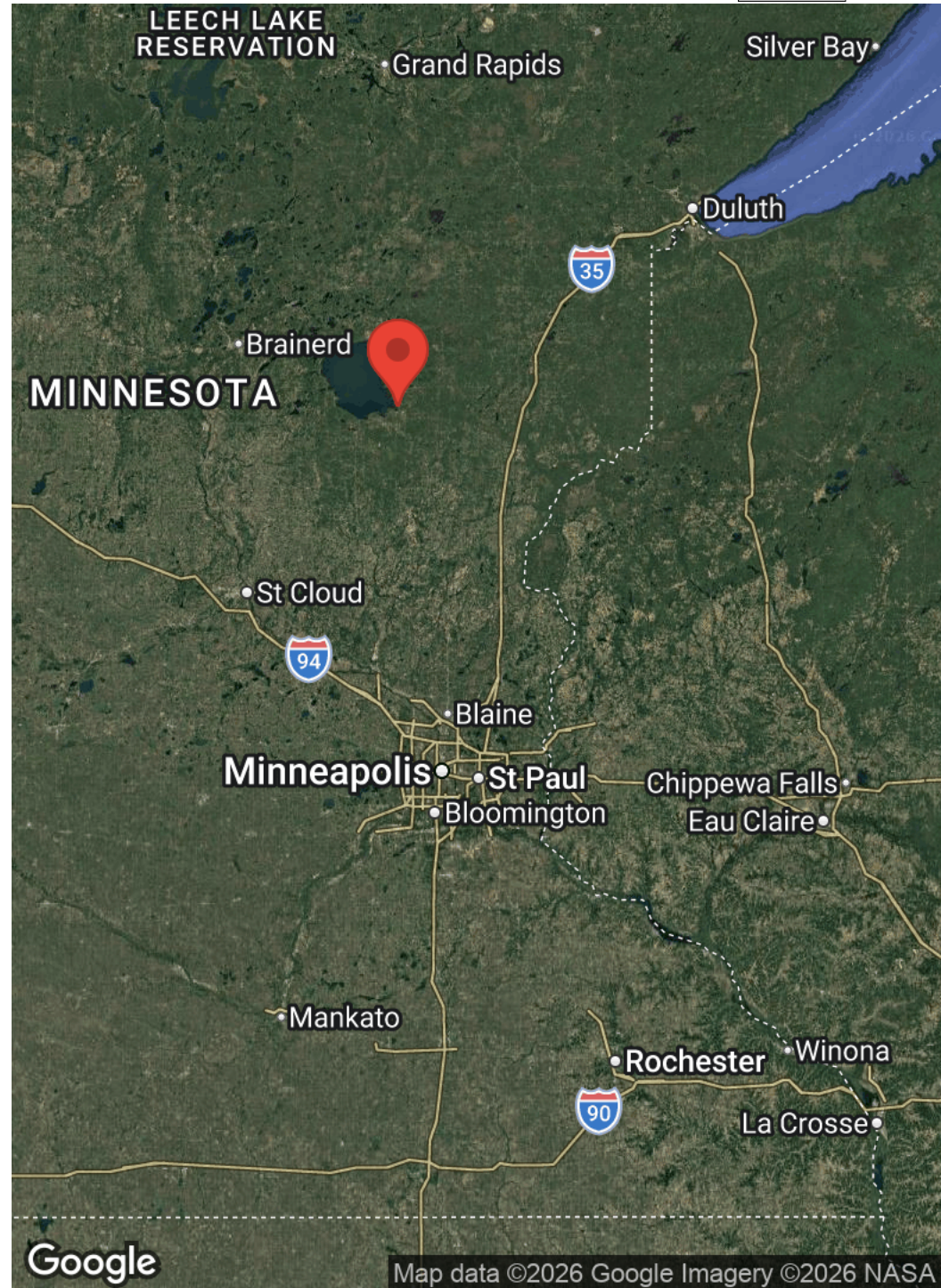
Mille Lacs Lake Community Library

East Central Title

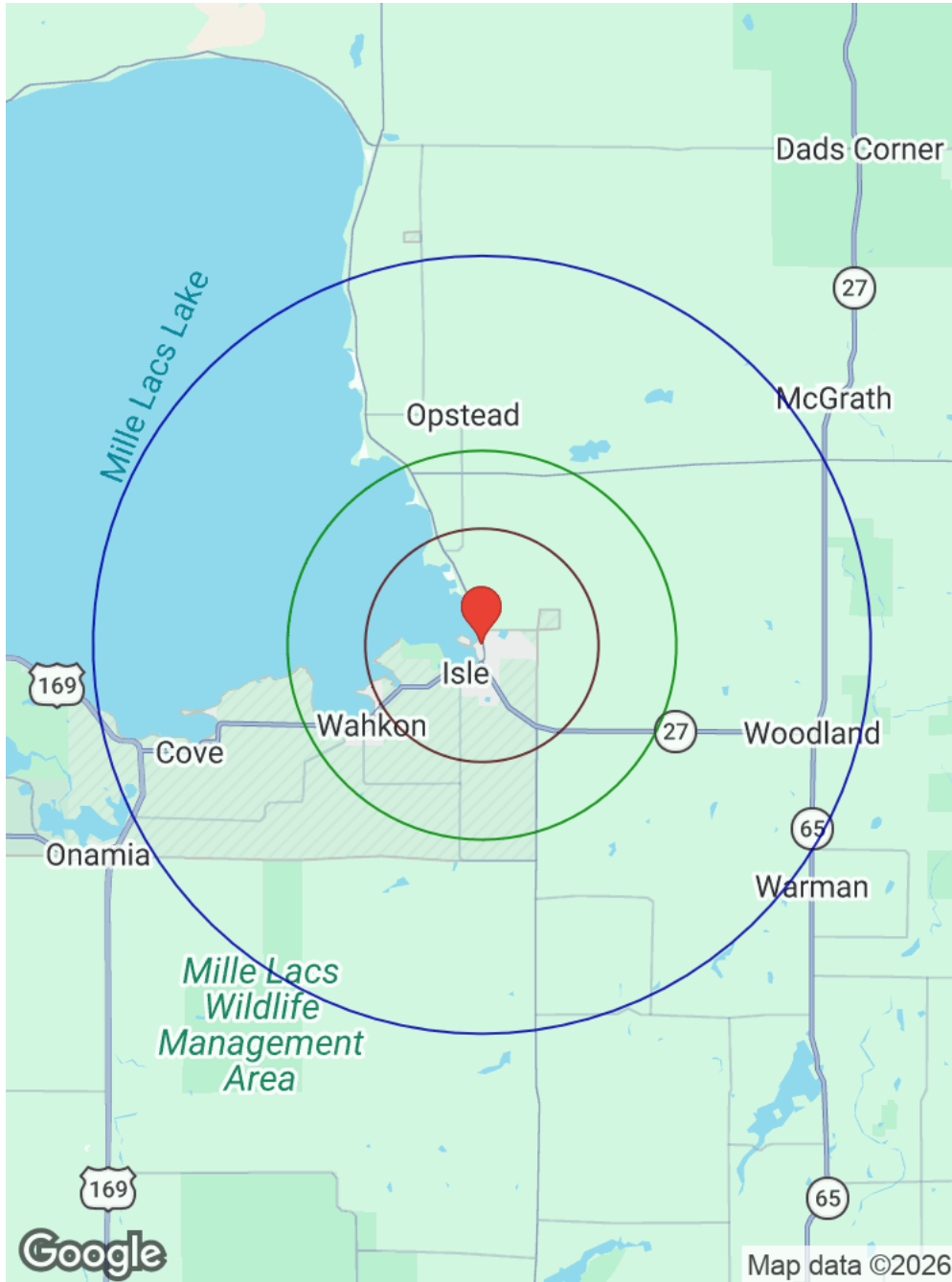
Smokin' Mortars BBQ & Meat Market

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
Population	Male	890	1,468	2,881
	Female	902	1,453	2,711
	Total Population	1,791	2,921	5,592
Housing	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
Age	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
	Income	Median	\$58,800	\$59,228
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

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