

PRIME LOT FOR SALE IN INDUSTRIAL PARK

5208 Hanson Ct N, Minneapolis, MN 55429



PROPERTY DESCRIPTION

Prime 0.93-acre industrial lot located in Crystal MN just outside Minneapolis. Zoned I-Industrial, the site offers excellent flexibility for many uses including but not limited to; warehouse, limited outdoor storage, office, flex development, many retail uses, recreation, and self storage. Located just off I-694 and Hwy 100, this property combines superb accessibility with strong visibility in an established industrial corridor. With nearly an acre of build-ready land, it's an ideal opportunity for investors or businesses looking to establish a presence in one of the region's most active markets.

PROPERTY HIGHLIGHTS

- Prime 0.93-acre industrial lot
- Prime Location in Crystal
- Zoned I-Industrial with flexible use options including office/retail
- Limited outdoor storage is approved.
- Excellent accessibility off I-694 and Hwy 100
- Strong visibility in established industrial corridor
- Build-ready land for investors or businesses

OFFERING SUMMARY

Sale Price:	\$435,000
Lot Size:	0.93 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	305	1,126	4,210
Total Population	785	2,815	10,545
Average HH Income	\$93,298	\$92,445	\$95,153

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Table 3: Permitted Principal Uses

Use Category and Use Type P = Permitted Use C = Conditional Use - = Not Permitted	Base Zoning Districts							Use-Specific Standards in Section:
	R-1	R-2	R-3	C	TC	I	AP	
Residential Use Category								
Bed and Breakfast Establishments	C	C	C	-	-	-	-	515.19, subdivision 2 (a)
Dwellings, Multiple Family	-	P	P	-	P	-	-	515.19, subdivision 2 (b)
Dwelling, One-Family, Attached	-	P	P	-	P	-	-	515.19, subdivision 2 (c)
Dwelling, One-Family, Detached	P	P	-	-	-	-	-	515.19, subdivision 2 (d)
Dwellings, Two-Family	P	P	P	-	-	-	-	
Group Living Use Category								
Specialized Care Facilities (1-6 persons) [1]	P	P	P	P	-	-	-	515.19, subdivision 3 (a)

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Retail Establishments [5]	-	C	C	P	P	P	-	515.19, subdivision 4 (i)
Theater, Indoor	-	-	-	P	P	-	-	
Vehicle Repair	-	-	-	C	-	P	-	515.19, subdivision 4 (i)
Vehicle, Boat or Recreational Sales or Rental	-	-	-	P	-	P	-	515.19, subdivision 4 (k)
Vehicle Fuel Sales	-	-	-	P	-	-	-	515.19, subdivision 4 (l)
Vehicle Wash or Detailing	-	-	-	C	-	C	-	515.19, subdivision 4 (m)
Industrial, Manufacturing, Research and Wholesale Use Category								
Building Materials Sales	-	-	-	-	-	P	-	
Bulk Storage of Liquids	-	-	-	P	-	P	P	515.19, subdivision 5 (a)
Industrial Uses (Indoors)	-	-	-	-	-	P	-	
Industrial Or Commercial Uses with Outdoor Storage of Parts, Products, or Fuels	-	-	-	-	-	P	-	515.19, subdivision 5 (b)
Self Storage Facilities	-	-	-	-	-	P	-	
Warehouse	-	-	-	-	-	P	P	
Vehicle Impound Lot	-	-	-	-	-	C	-	515.19, subdivision 5 (c)
Public Facilities, Telecommunication and Utilities Use Category								
Essential Services	P	P	P	P	P	P	P	
Public utility buildings	C	C	C	C	-	C	P	515.19, subdivision 6 (a)
Telecommunications Towers	C	C	C	C	-	P	P	515.19, subdivision 6 (b)
Wireless support structures	C	P	P	P	-	P	P	515.19, subdivision 6 (c)
Public, Institutional and Recreational Use Category								
Cemeteries	C	C	C	-	-	-	-	
Hospitals	-	C	C	P	-	P	-	515.19, subdivision 7 (a)
Private Recreational Facilities, Indoor	C	C	C	P	-	P	-	

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Specialized Care Facilities (7 or more persons) [1]	-	C	C	P	-	-	-	515.19, subdivision 3 (a)
Commercial Use Category								
Airport Facilities	-	-	-	-	-	-	P	515.19, subdivision 4 (a)
Animal Hospital/Veterinary Clinics [1]	-	-	-	P	P	P	-	515.19, subdivision 4 (b)
Banks or Financial Institutions	-	-	-	P	P	-	-	
Banquet Halls or Event Centers	-	-	-	C	-	C	-	
Brewer Taprooms, Brewpubs or Microdistillery	-	-	-	P	P	P	-	1200
Clubs or Lodges	-	-	-	P	P	P	-	
Convenience Stores	-	-	-	P	P	-	-	
Day Care Facilities, Adult	C	C	C	P	-	P	-	515.19, subdivision 4 (c)
Day Care Facilities, Group Family	P	P	P	-	-	-	-	
Funeral Homes	-	-	-	P	-	-	-	
Greenhouses, Garden and Landscaping Sales and Service	-	-	-	P	-	P	-	
Hotel, Motel, Extended Stay Establishments	-	-	-	P	P	P	-	515.19, subdivision 4 (d)
Kennels, Commercial [2]	-	-	-	P	-	P	-	515.19, subdivision 4 (e)
Offices, Professional	-	C	C	P	P	P	P	515.19, subdivision 4 (f)
Parking Ramps or Structures	-	-	-	P	P	P	P	515.19, subdivision 4 (g)
Personal Services [3]	-	C	C	P	P	P	-	515.19, subdivision 4 (h)
Restaurants or Eating Establishments [4]	-	C	C	P	P	P	-	

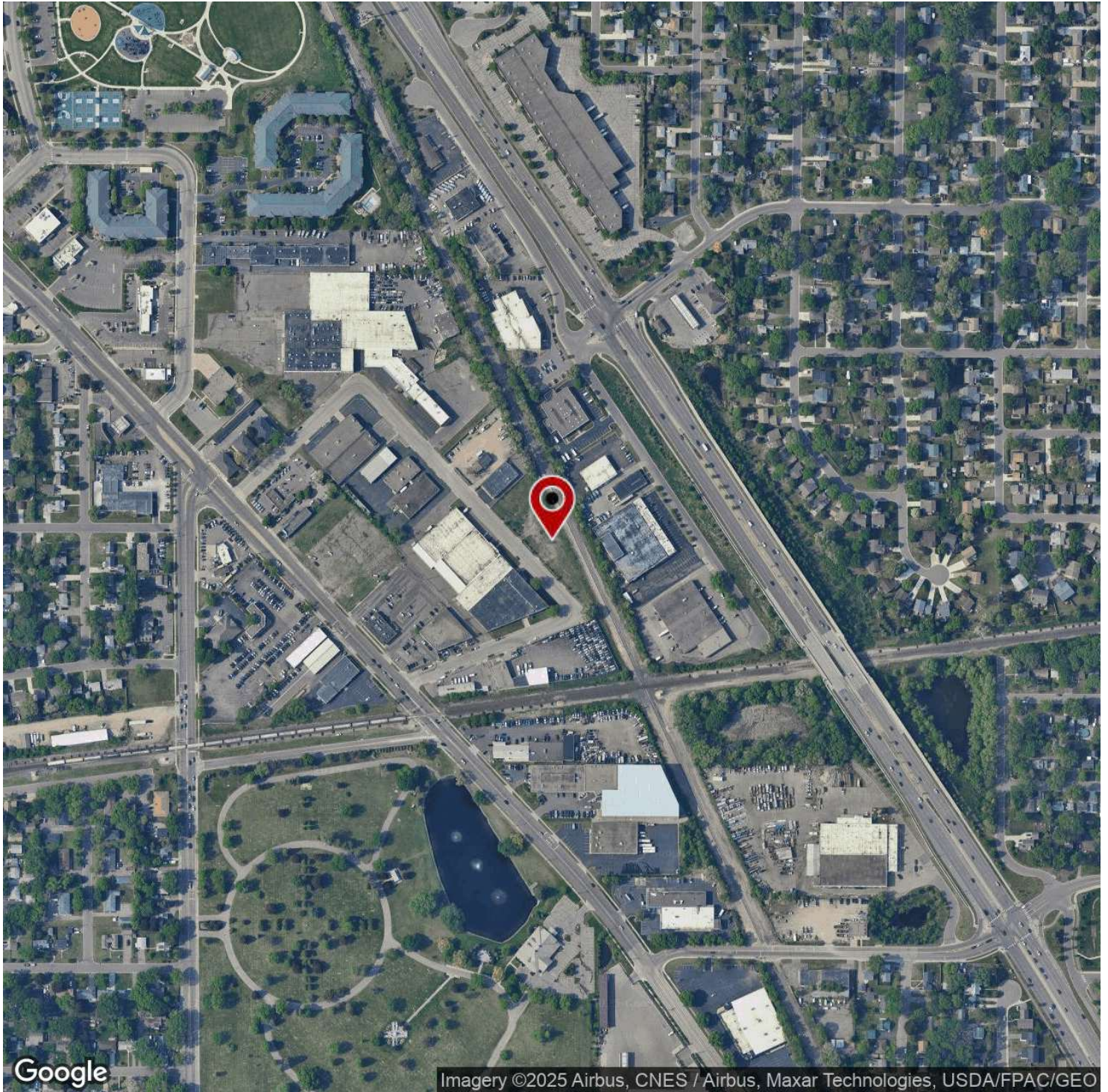
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Private Recreational Facilities, Outdoor	-	-	-	C	-	C	-	
Public Parks and Playgrounds	P	P	P	-	P	-	-	
Public or Semi-Public Buildings	C	C	C	C	-	C	-	515.19, subdivision 7 (b)
Religious Institutions	C	C	C	C	-	C	-	515.19, subdivision 7 (c)
Schools, Elementary or Secondary	C	C	C	C	-	C	-	515.19, subdivision 7 (d)
Schools, Nursery or Preschool	C	C	C	C	C	C	-	515.19, subdivision 7 (e)
Schools, Trade or Business	-	C	C	P	-	P	-	515.19, subdivision 7 (f)
Notes: 1. If a provision in Minnesota statute or rule expressly requires a city to allow a specialized care facility as a permitted or conditional use within a residential district, the use shall be allowed as provided in law up to the number of people indicated in the particular statute or rule, unless a larger number is allowed in the district under this UDC. 2. Outdoor facilities may be permitted with a conditional use permit 3. A plant may be allowed as part of a dry cleaning establishment with a conditional use permit 4. On-sale liquor, wine, or beer may be allowed to a greater extent than the permitted use with a conditional use permit. 5. Outdoor repair may be permitted with a conditional use permit.								

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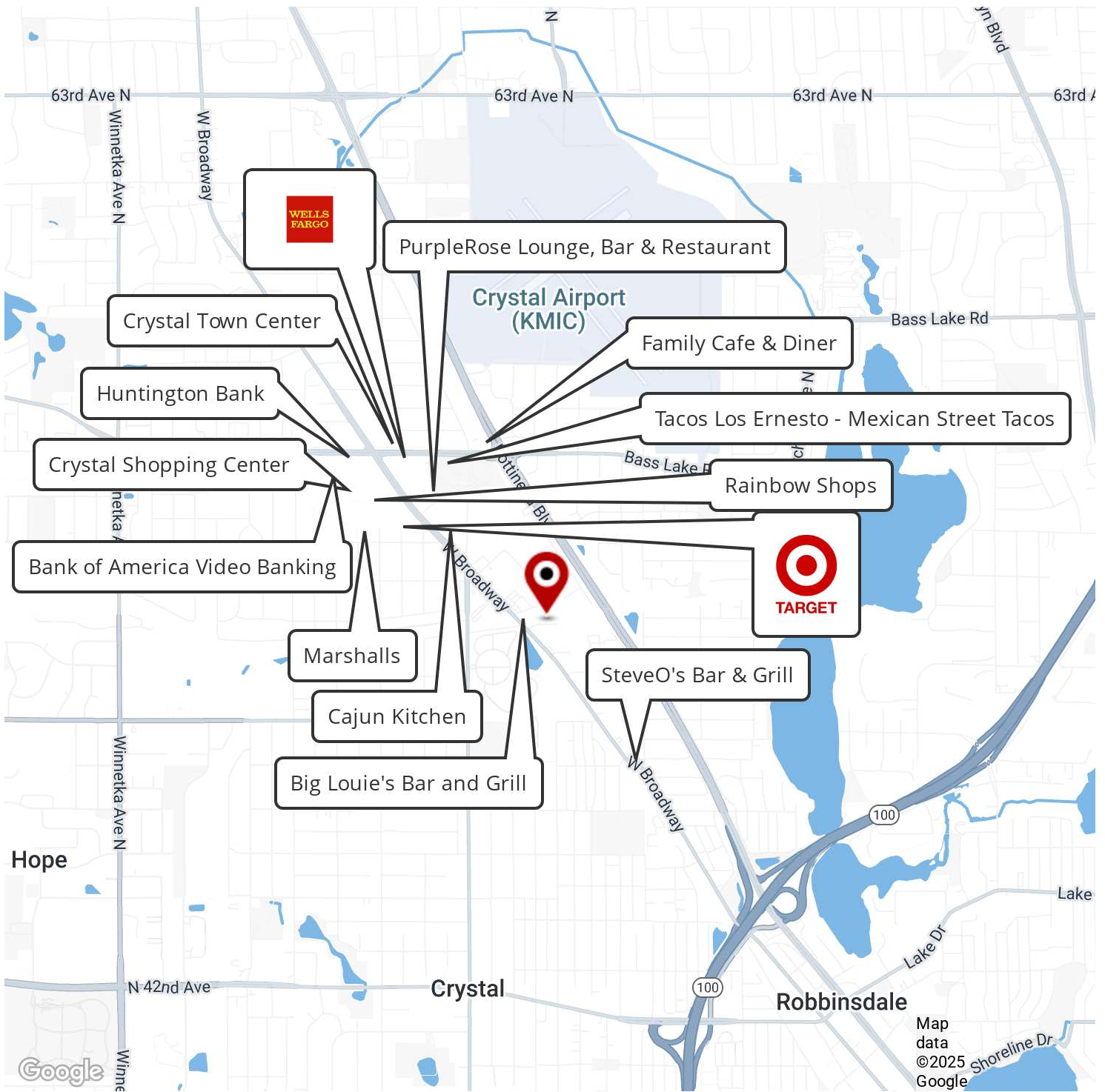
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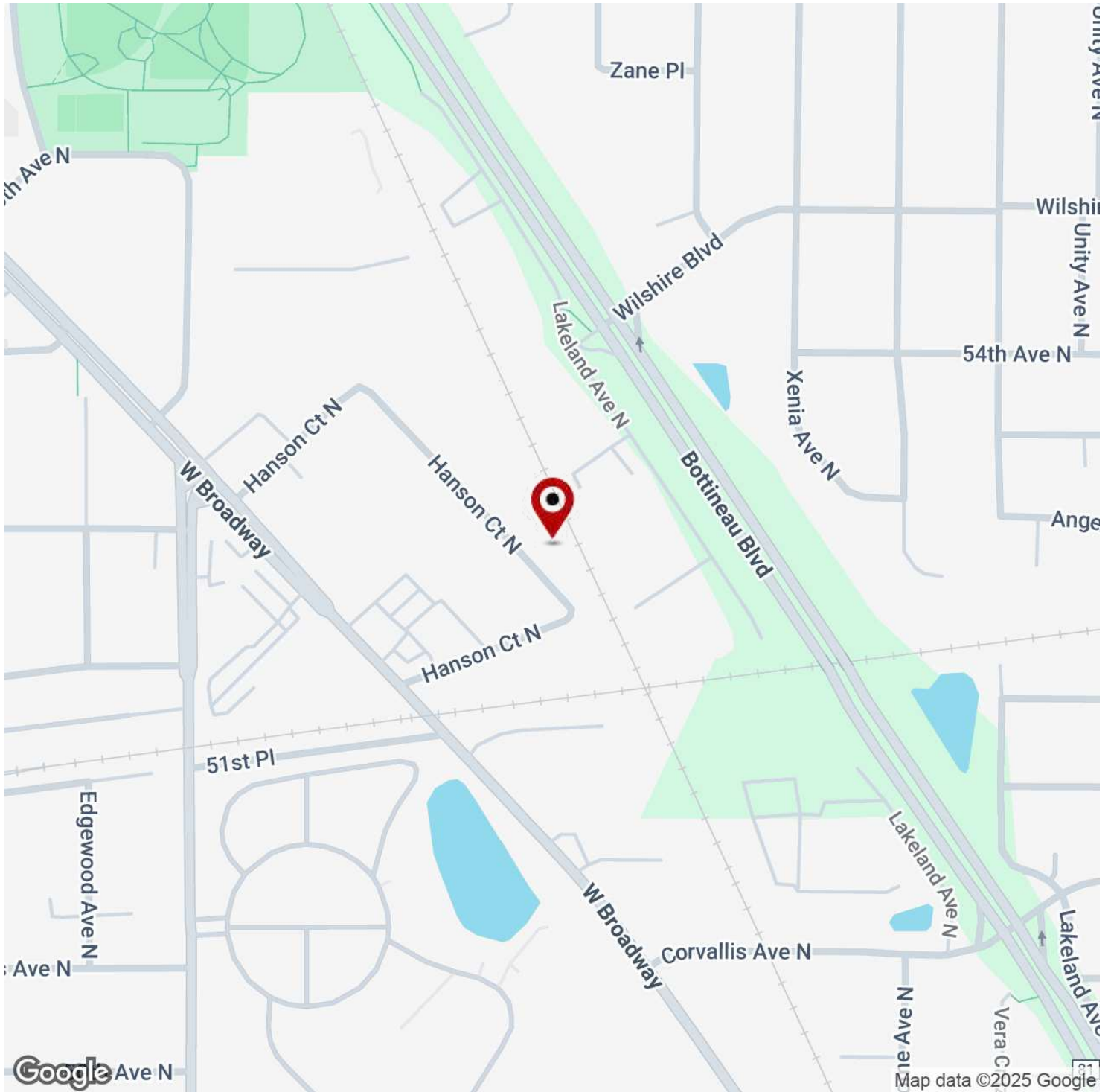
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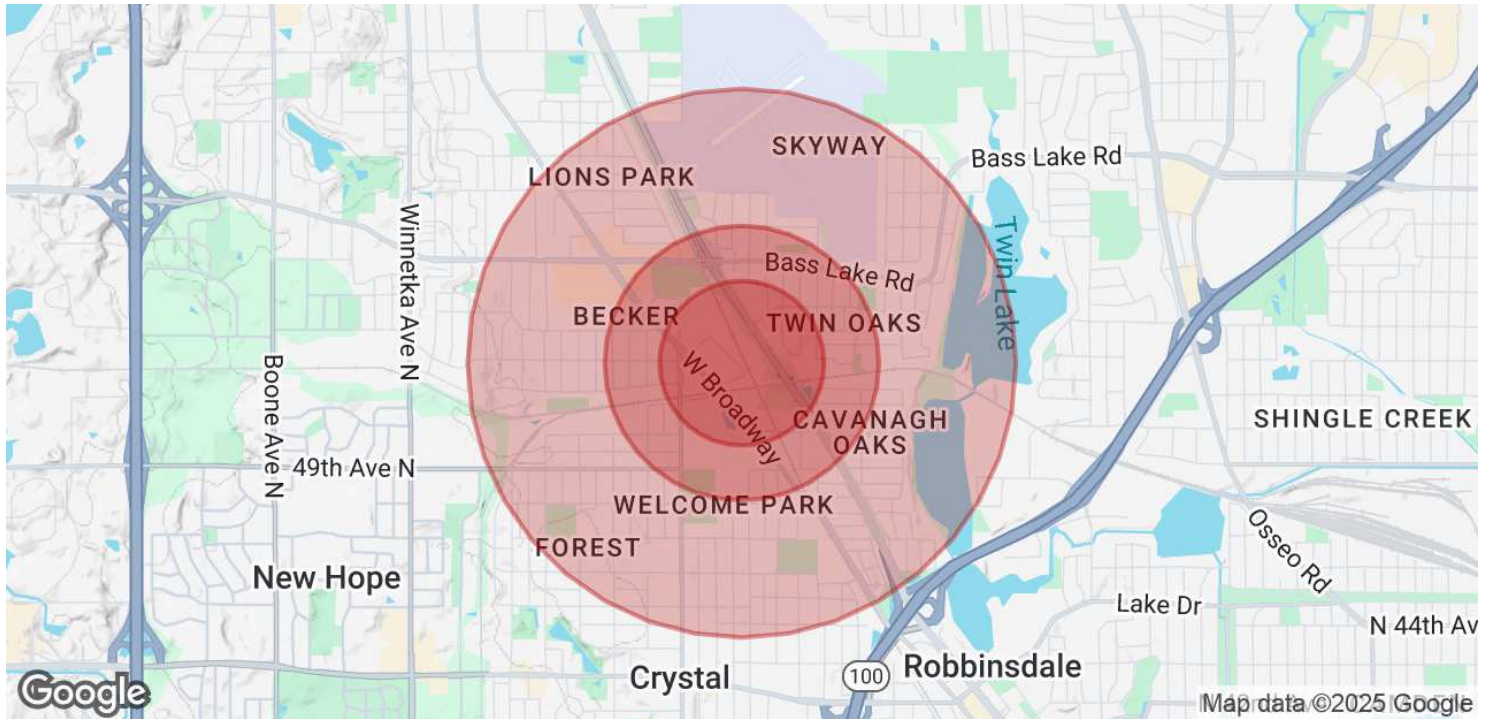
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	785	2,815	10,545
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	305	1,126	4,210
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$93,298	\$92,445	\$95,153
Average House Value	\$298,852	\$292,573	\$290,721

Demographics data derived from AlphaMap

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