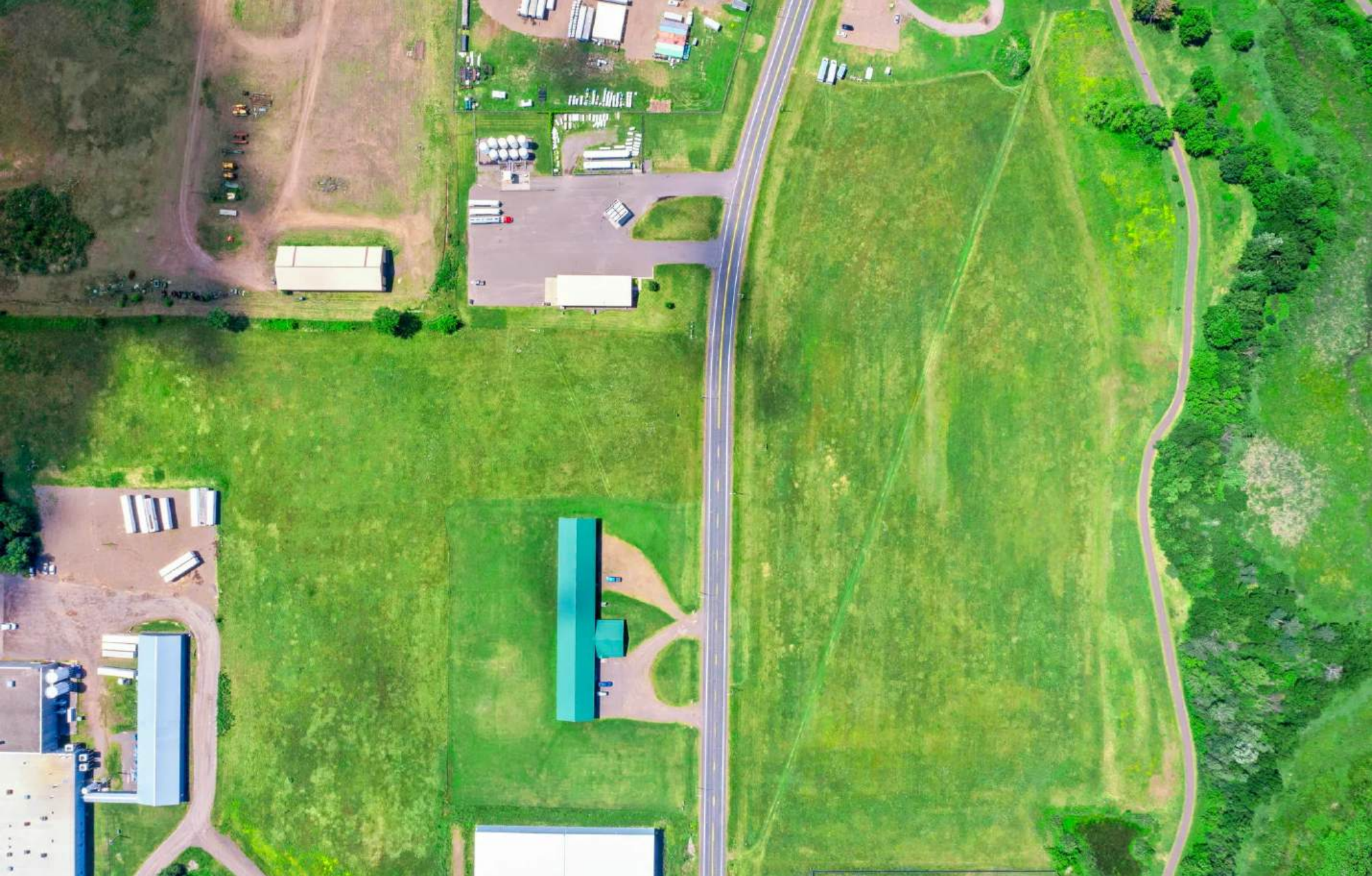




FOR SALE

MORA INDUSTRIAL PARK & DOWNTOWN
CORNER
MORA, MN 55051

Results
COMMERCIAL
RE/MAX RESULTS

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MORA INDUSTRIAL PARK & DOWNTOWN CORNER 900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

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PROPERTY INFORMATION

PROPERTY SUMMARY

MORA INDUSTRIAL PARK & DOWNTOWN CORNER

900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

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PROPERTY DESCRIPTION

- 4 Lots For Sale
- 3 lots within city's Industrial Park, 1 lot Located in Downtown Business Corridor
- City is willing to subdivide or combine parcels to fit Buyer needs
- All lots within Opportunity Zone
- Certified Shovel Ready
- Easily accessible from Minnesota Highways 65 and 23
- Mora Industrial Park has all infrastructure installed and is ready for development including paved streets, street lighting, storm drainage, water and sanitary sewer
- Industrial Land priced at only \$12,500 per acre (less than \$0.29 per square foot)
- Mora Municipal Airport located immediately east of the Industrial Park

PARCEL DESCRIPTION

Mora Industrial Park: Lot 3, Block 3
Address: 900 N Industrial Rd, Mora, MN 55051
PID: 22-06995-00
Price: \$114,500.00
Size: 9.16 Acres
Zoning: Industrial

Mora Industrial Park: Lot 5, Block 1
Address: 1015 N Industrial Rd, Mora, MN 55051
PID: 22-06950-00
Price: \$60,500.00
Size: 4.84 Acres
Zoning: Industrial

Mora Industrial Park: Lot 2, Block 3
Address: 900 N Industrial Rd, Mora, MN 55051
PID: 22-06990-00
Price: \$47,625.00
Size: 3.81 Acres
Zoning: Industrial

Downtown Commercial Corner
Address: 101 Forest Ave W, Mora, MN 55051
PID: 22-03435-00
Price: Negotiable
Size: 0.25 Acres
Zoning: B-1 General Business

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PROPERTY DETAILS

MORA INDUSTRIAL PARK & DOWNTOWN CORNER
900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

SALE PRICE **NEGOTIABLE**

LOCATION INFORMATION

Building Name	Mora Industrial Park & Downtown Corner
Street Address	900 N Industrial Rd & 101 Forest Ave W
City, State, Zip	Mora, MN 55051
County/Township	Kanabec
Road Type	Paved
Nearest Highway	I-35
Nearest Airport	Mora Municipal Airport

LAND

Number Of Lots	4
Best Use	Development
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

PROPERTY DETAILS

Property Type	Land
Property Subtype	Industrial
Zoning	I-1 & B-1
APN#	22-06950-00, 22-06990-00, 22-06995-00, 22-03435-00
Corner Property	Yes

PARKING & TRANSPORTATION

Street Parking	No
----------------	----

UTILITIES & AMENITIES

Power	Yes
-------	-----

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LOT 5, BLOCK 1

MORA INDUSTRIAL PARK & DOWNTOWN CORNER

900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

SECTION 1 / PAGE 6



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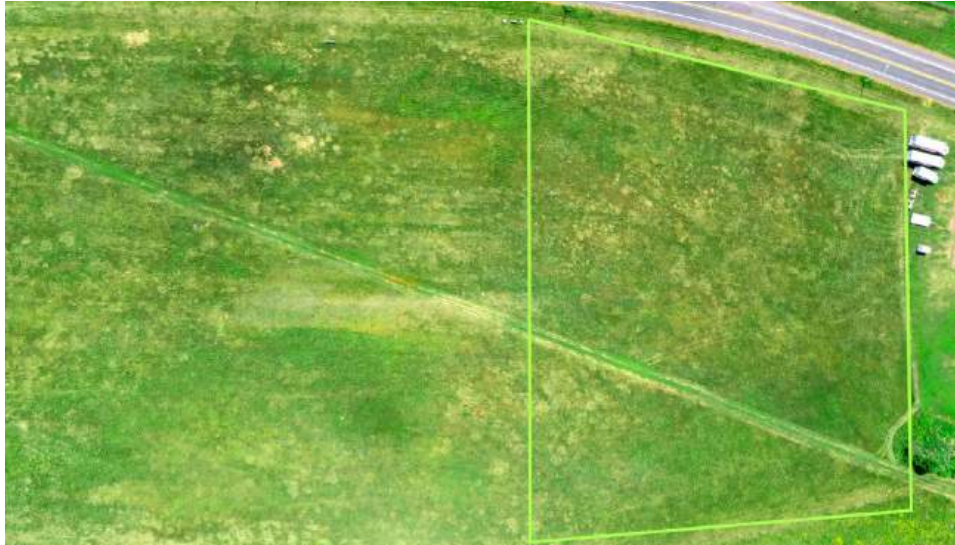
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LOT 2, BLOCK 3

MORA INDUSTRIAL PARK & DOWNTOWN CORNER

900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

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LOT 3, BLOCK 3

MORA INDUSTRIAL PARK & DOWNTOWN CORNER

900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

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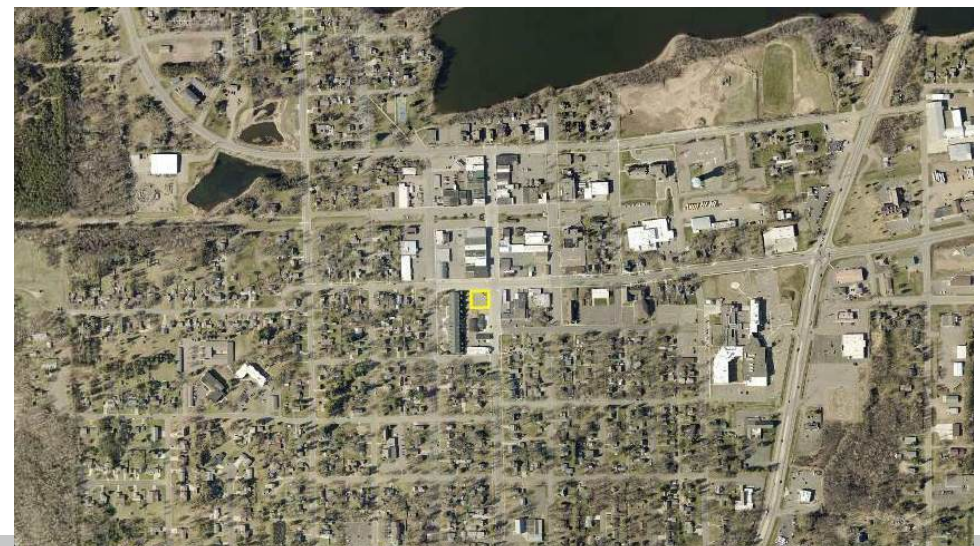
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DOWNTOWN CORNER - 101 FOREST AVE W

MORA INDUSTRIAL PARK & DOWNTOWN CORNER

900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

SECTION 1 / PAGE 9



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ZONING INFORMATION

B-1 CENTRAL BUSINESS DISTRICT

MORA INDUSTRIAL PARK & DOWNTOWN CORNER

900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

SECTION 2 / PAGE 11

B-1 CENTRAL BUSINESS DISTRICT

The B-1 Central Business District is to provide a pedestrian oriented, compact center for retail sales, personal services, and professional offices by grouping compatible businesses and discouraging highway oriented and other land uses that do not mutually support and complement each other.

(A) No building permits shall be issued until a complete drainage system has been reviewed by the city. If deemed appropriate, the City Building Official may require approval of the drainage system by the City Engineer. (B) All principal structures must have a basement or approved solid footing wall around the perimeter of the structure or a footing around the perimeter of the structure designed by a state licensed engineer and approved by the local building official.

PERMITTED USES: Within the B-1 Central Business District no structures or land shall be used except for one (1) or more of the following uses. (A) Parks, parking lots, etc. Public parks, parking lots, and walkways. (B) Retail sales, services, and businesses. The following retail sales, services, and businesses: (1) Antique or gift shop; (2) Appliance store; (3) Art and school supplies; (4) Auto accessory store; (5) Bakery goods sales and baking of goods for retail sale on premises; (6) Banks, loan companies; (7) Barber shop; (8) Bars and taverns; (9) Beauty shop; (10) Bicycle sales and repair; (11) Books, office supplies and stationary store; (12) Candy, ice cream, popcorn, nuts, frozen desserts and soft drinks, but not of the drive-in type; (13) Camera and photo supplies and studio and film processing; (14) Carpet and rugs and floor covering; (15) Commercial recreation such as bowling alleys, billiard halls, etc.; (16) Delicatessen; (17) Drug store; (18) Dry cleaning pick-up stations and laundry pick-up stations including pressing; (19) Dry goods store; (20) Essential service structures; (21) Electrical and gas appliance store including incidental repair and assembly but no fabrication or manufacturing; (22) Fraternal organizations and civic clubs; (23) Frozen food store including locker plant; (24) Furniture store including upholstery when conducted as a secondary use; (25) Grocery store; (26) Offices, administrative, executive, professional, governmental, medical, research; (27) Florist shop; (28) Printing shops and newspaper offices; (29) Plumbing and heating - showrooms and shops (no outside storage); (30) Restaurant; (31) Shoe store and repair; (32) Sporting goods; (33) Tailor shop; (34) Theater, not of the drive-in type; (35) Toy store; (36) Variety store; (37) Wearing apparel; (38) Pawn shops and second hand shops; (39) Pet shop or pet grooming, provided no animals are maintained or displayed outside of the building; (40) Body art establishments; (41) Fitness centers; and (42) Public and semi-public buildings. Including, but not limited to, city/town halls, county courthouses and related functions, fire and police stations, post offices and libraries.

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I-1 LIMITED INDUSTRIAL DISTRICT

MORA INDUSTRIAL PARK & DOWNTOWN CORNER

900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

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I-1 LIMITED INDUSTRIAL DISTRICT

The I-1 Limited Industrial District is intended to provide a district for the conduct of manufacturing and general warehousing under high standards of appearance and conditions where all noise, vibrations, and glare produced on the premises is confined thereto. Industrial activities generating smoke, fumes or noxious odors detectable beyond the limits of their premises will be prohibited from this district.

PERMITTED USES: Within the I-1 Limited Industrial District no structure or land shall be used except for one (1) or more of the following uses: (A) Automotive repair and parts. (B) Builder's or contractor's yards, building material and lumber sales or rental yards, farm machinery sales, feed sales, dirt, sand, gravel and rock sales, provided any such operations are enclosed by a solid wall or fence not less than six (6) feet in height and that such use is located not less than one hundred (100) feet from all R district boundaries. (C) Bus or truck storage or maintenance shops. (D) Grain elevators. (E) Wholesaling and warehousing. (F) Motor freight terminals. (G) Manufacturing. The conducting of any of the following operations or the processing or fabrication of any of the following articles or products: (1) Bag, carpet, and rag cleaning; provided necessary equipment is installed and operated for the effective precipitation in or recovery of dust; (2) Bakery goods; (3) Beds, bedsprings and mattresses; (4) Belting and chain conveyors; (5) Bicycles and toys; (6) Boat building or repair; (7) Camera and photographic supplies; (8) Canvas and canvas products; (9) Ceramic products manufacturing, using kilns fired only by electricity or gas; (10) Cork and cork products; (11) Drugs, cosmetics, pharmaceuticals and toiletries; (12) Electric motors, generators, transformers, and other controls, including rebuilding; (13) Engraving and printing; (14) Felt manufacturing products; (15) Food products – production, canning or packaging; (16) Glass, cellophane, leather, feathers, fur, precious or semi-precious metals, hair, horn paper, plastic, shell, wax, wood, and yarn products, provided they are produced from previously prepared materials; (17) Heating, washing, cooling, drying, cleaning, television, and radio appliances, including sheet metal work, ornamental iron, welding, and stamping; (18) Ice manufacturing, cold storage plants, bottling works; (19) Machined, welded, stamped, extruded and forged parts; (20) Metal polishing; (21) Milk products - creameries, dairy plants, ice cream plants, subject to City Engineer approval that sanitary waste facilities are available; (22) Mill work - cabinet shop; (23) Musical instruments; (24) Paper products - boxes, bags, envelopes, etc.; (25) Rubber, plastics and synthetic rubber products; (26) Shoes and boots; (27) Signs; (28) Sporting equipment; and (29) Tools, hardware and small metal products.

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UTILITY INFORMATION

SITE INFO & AMENITIES

MORA INDUSTRIAL PARK & DOWNTOWN CORNER

900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

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INDUSTRIAL SITES

- Certified Shovel Ready
- All infrastructure installed and ready for development including paved streets, street lighting, storm drainage, water and sanitary sewer
- Phase I and Phase II Environment Site Assessment data for these sites available upon request
- Electricity - 12,470 volts, 3 phase power, KW transformer capacity up to 30,000 KVA
- Water - 12 inch main @50 PSI
- Sewer - 8 inch gravity sewer main
- Natural Gas - 2 inch line @ 15#
- Internet Access - Dedicated Fiber
- INDUSTRIAL PARK UTILITY RATES (2026)
- Electricity: Industrial rate of \$.0804 per kWh plus demand rate of \$11.50 per kW
- Water: \$5.64 per 1,000 gallons
- Wastewater: \$8.80 per 1,000 gallons

101 FOREST AVE W - DOWNTOWN COMMERCIAL CORNER

- Electric - Mora Municipal Utilities
- Natural Gas - Minnesota Energy Resources
- Water - Mora Municipal Utilities
- Sewer - Mora Municipal Utilities

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LAND LOTS

MORA INDUSTRIAL PARK & DOWNTOWN CORNER

900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

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STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	ZONING
Available	Lot 3 Block 3	900 N Industrial Rd, Mora, MN 55051	22.06995.00	Industrial	9.16 Acres	Industrial
Available	Lot 2 Block 3	900 N Industrial Rd, Mora, MN 55051	22.06990.00	Industrial	3.81 Acres	Industrial
Available	Lot 5 Block 1	1015 N Industrial Rd, Mora, MN 55051	22.06950.00	Industrial	4.84 Acres	Industrial
Available	101 Forest Ave	101 Forest Ave W, Mora, MN 55051	22.03435.00	Retail	0.25 Acres	B-1 General Business

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ABOUT MORA

ABOUT MORA

MORA INDUSTRIAL PARK & DOWNTOWN CORNER

900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

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ABOUT MORA

Located in the heart of east-central Minnesota, Mora is a vibrant community known for its rich Scandinavian heritage, year-round outdoor recreation, and welcoming small-town atmosphere. As the seat of Kanabec County, Mora offers the perfect blend of tradition, adventure, and opportunity—making it a destination worth exploring and a community worth calling home.

Visitors to Mora are greeted by iconic symbols like the giant Dala horse and Swedish Mora clock, honoring the city's deep Swedish roots. Throughout the year, Mora celebrates its heritage and spirit with community events like Vasaloppet USA, America's largest cross-country ski race, drawing participants and spectators from across the nation.

Outdoor enthusiasts will find plenty to love—paddle the Snake River, hike and bike scenic trails, explore nearby forests and lakes, or hit the snowmobile routes in winter. Families can cool off at the Mora Aquatic Center, enjoy local parks, and take part in youth-friendly events and programs.

Downtown Mora is the heart of the community, featuring locally owned shops, cafés, a historic movie theater, and seasonal farmers markets. The city also boasts strong schools, healthcare facilities, an airport, and a growing business community supported by the Mora Area Chamber of Commerce.

Whether you're visiting for the weekend, attending a festival, or exploring a new place to live and work, Mora invites you to experience its friendly people, scenic surroundings, and small-town pride.

Come discover Mora—where culture, community, and adventure come together in every season.

Source: <https://moramn.com/mora-chamber/city-of-mora/>

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LOCATION INFORMATION

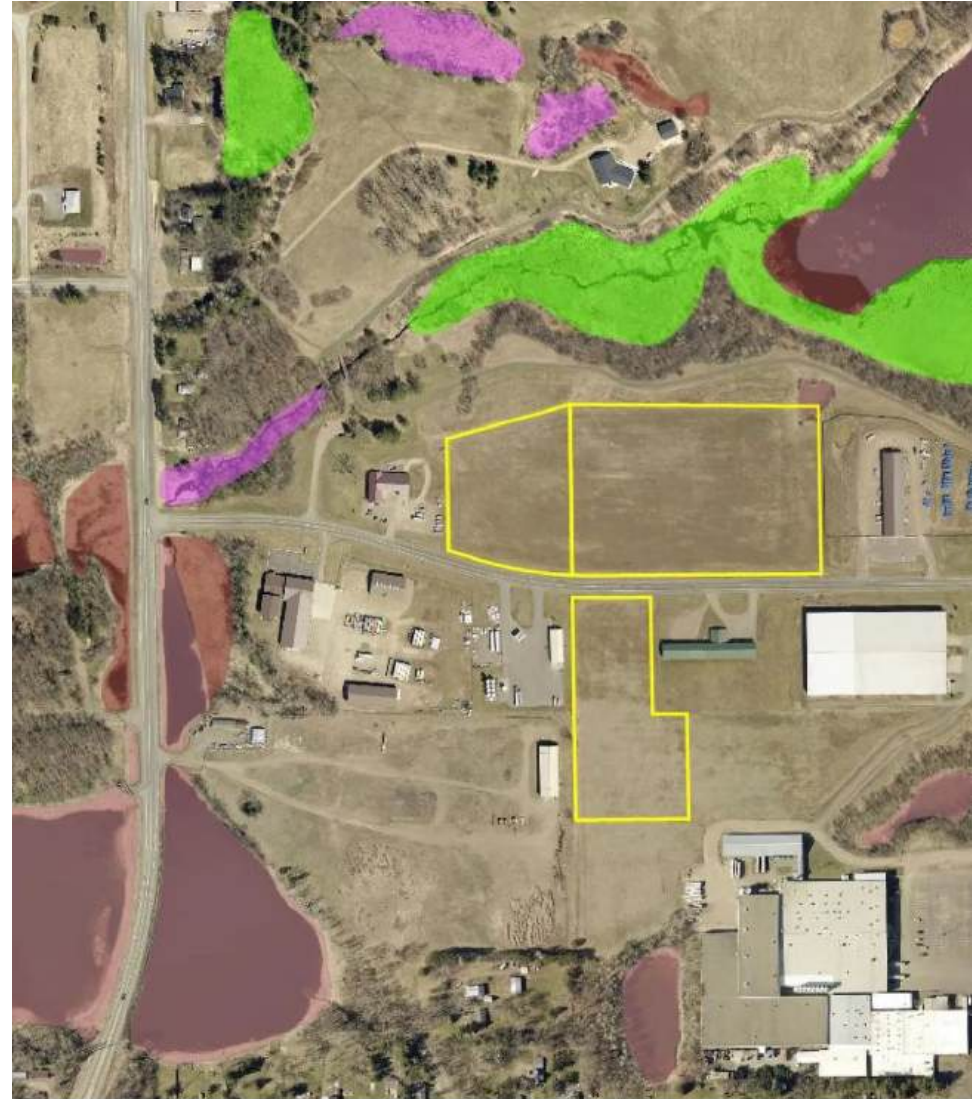
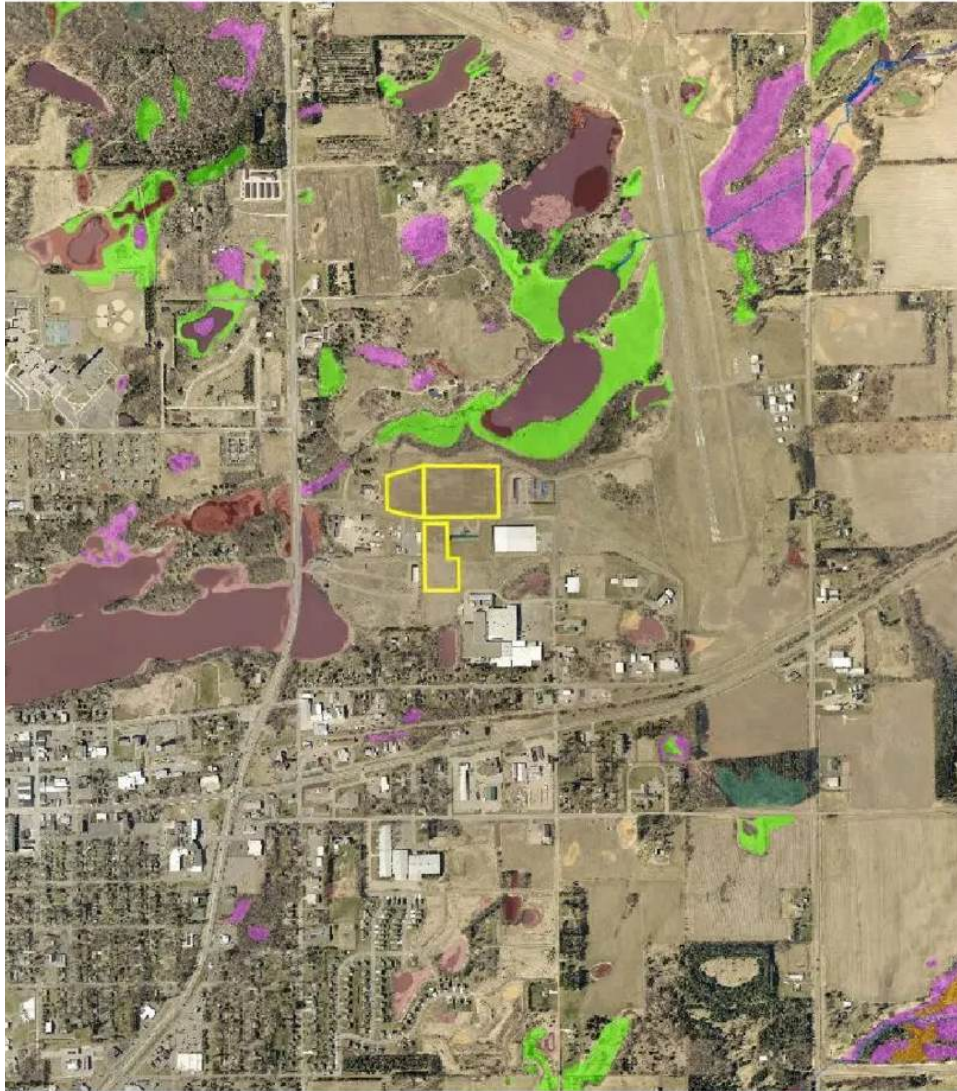


FEMA MAPS

MORA INDUSTRIAL PARK & DOWNTOWN CORNER

900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

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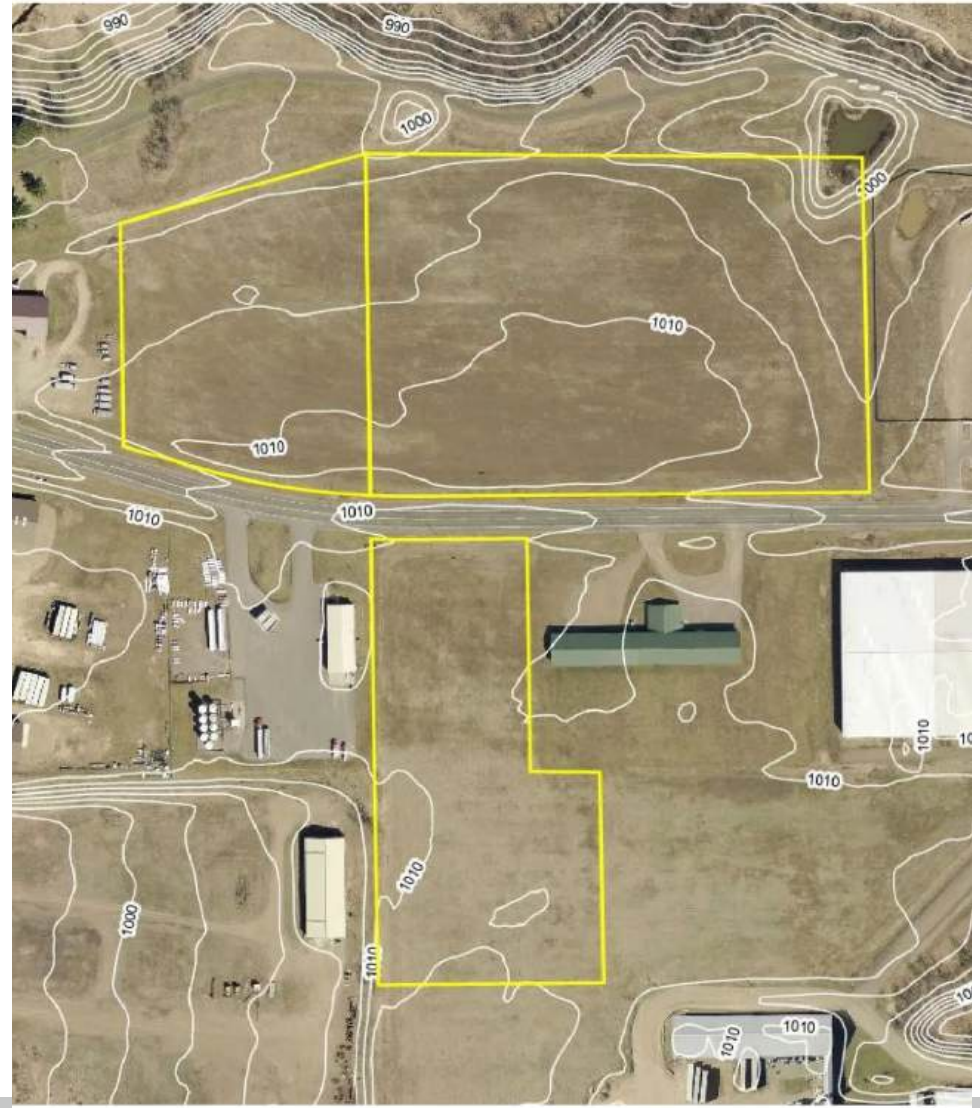
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FEMA MAPS

MORA INDUSTRIAL PARK & DOWNTOWN CORNER

900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

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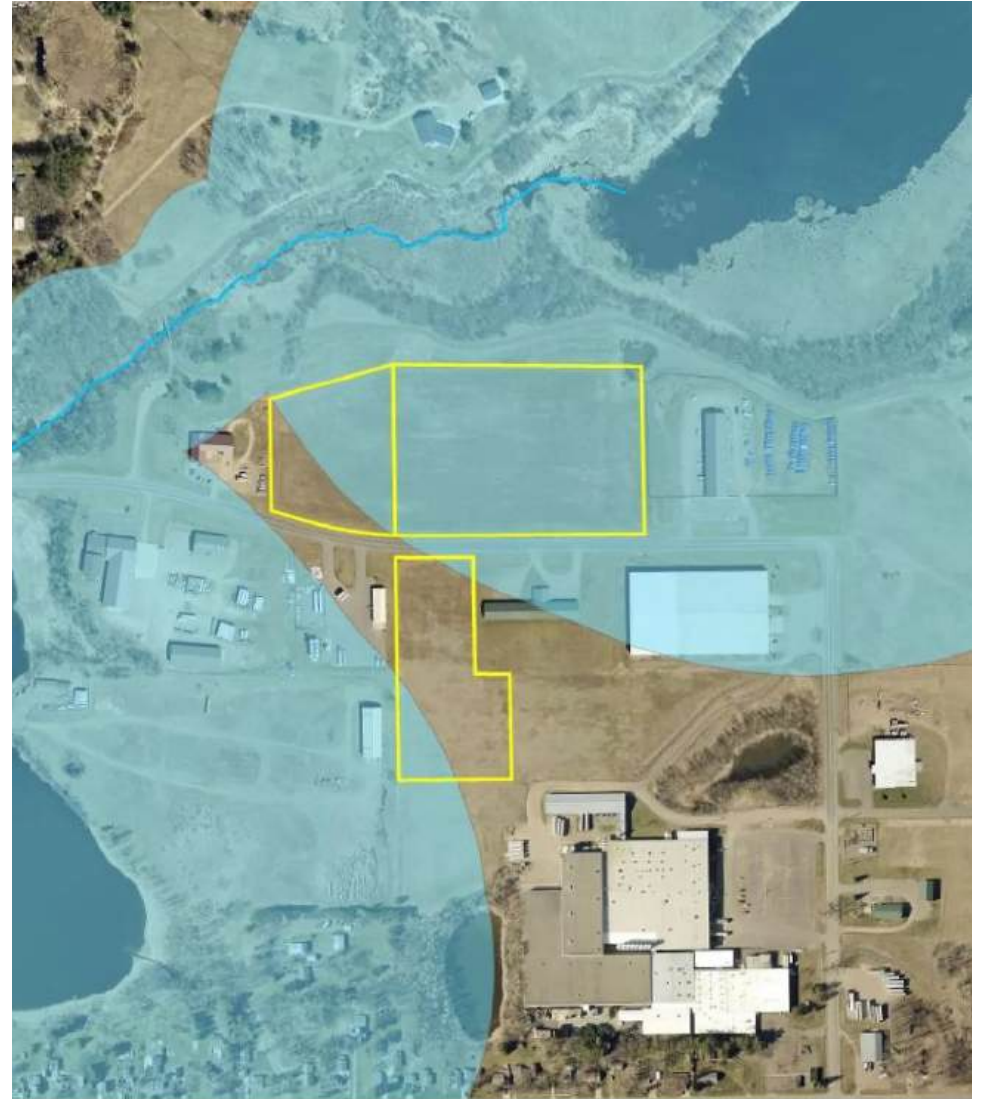
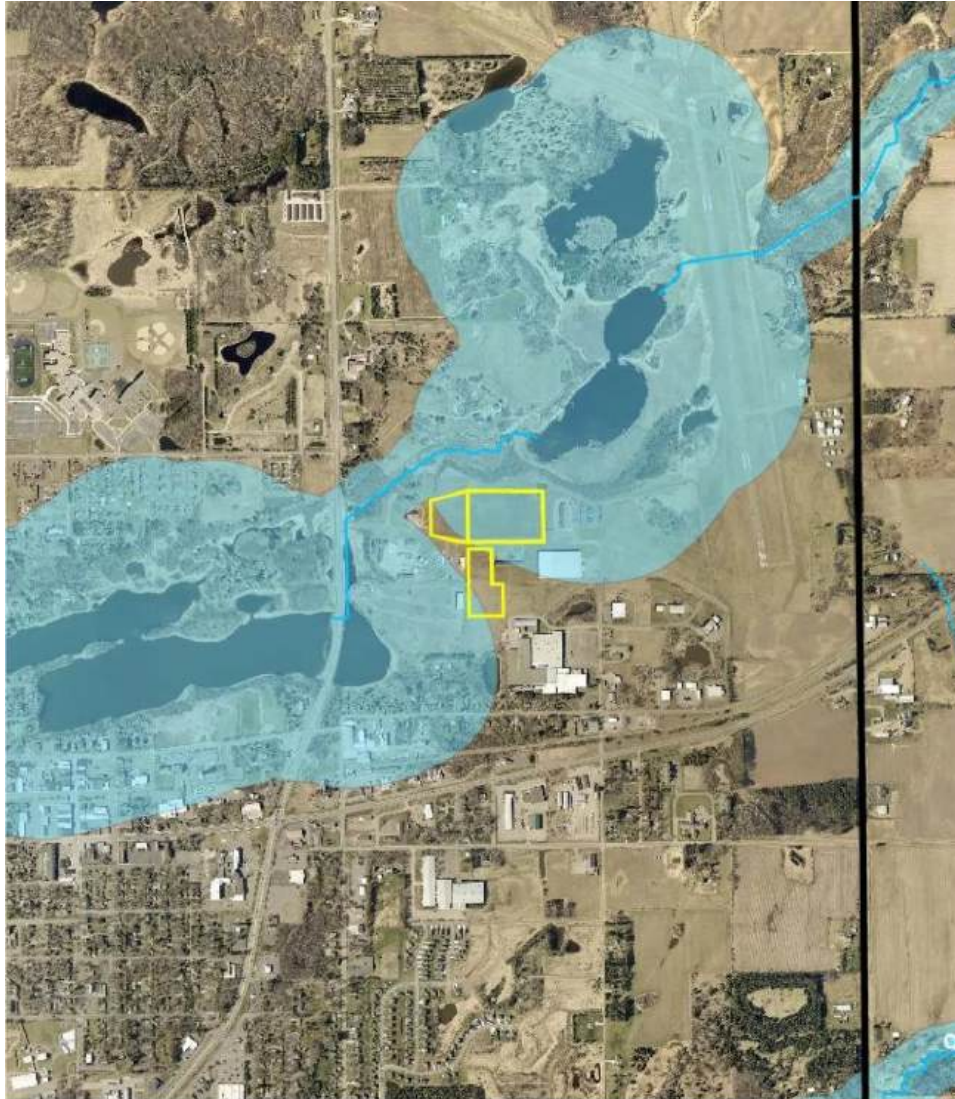
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FEMA MAP

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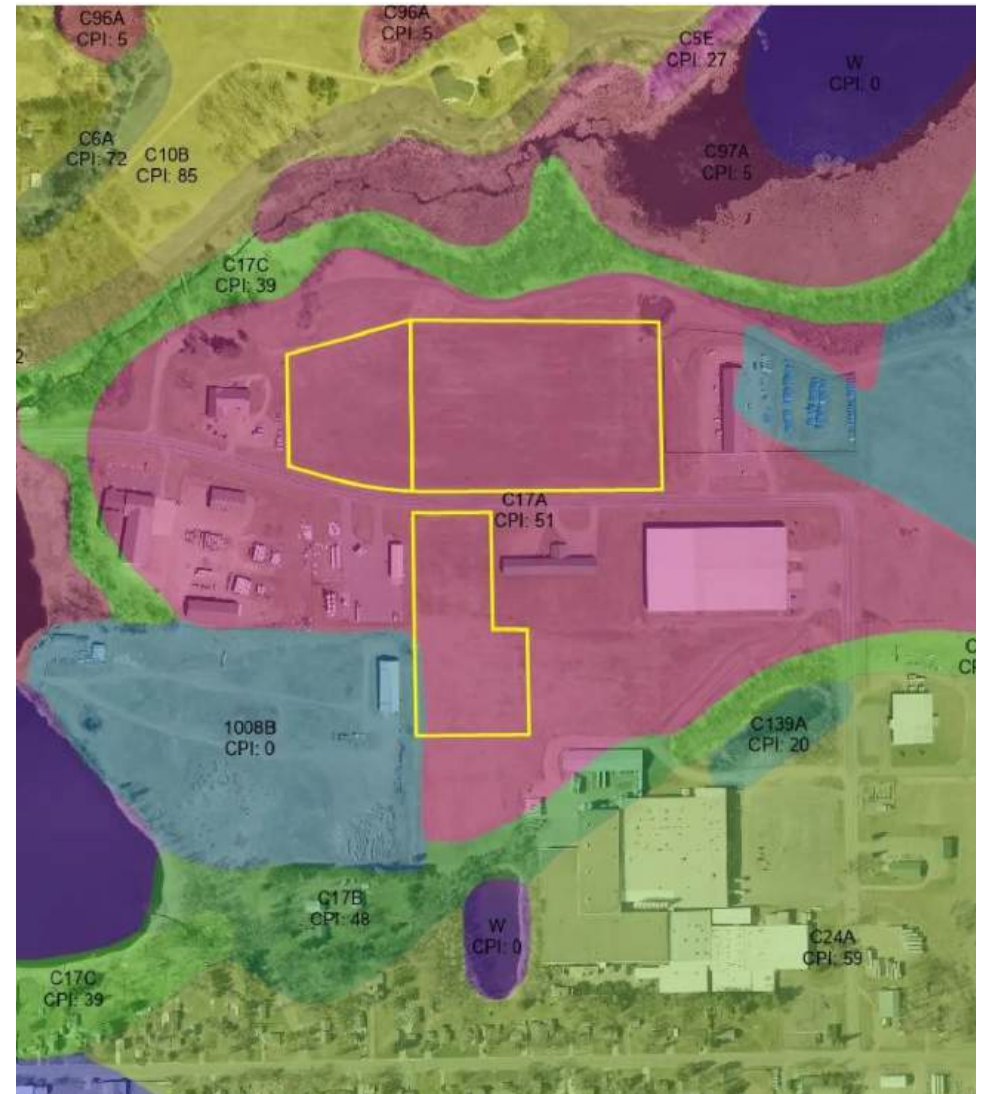
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MORA INDUSTRIAL PARK & DOWNTOWN CORNER

900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

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RETAILER MAP

MORA INDUSTRIAL PARK & DOWNTOWN CORNER

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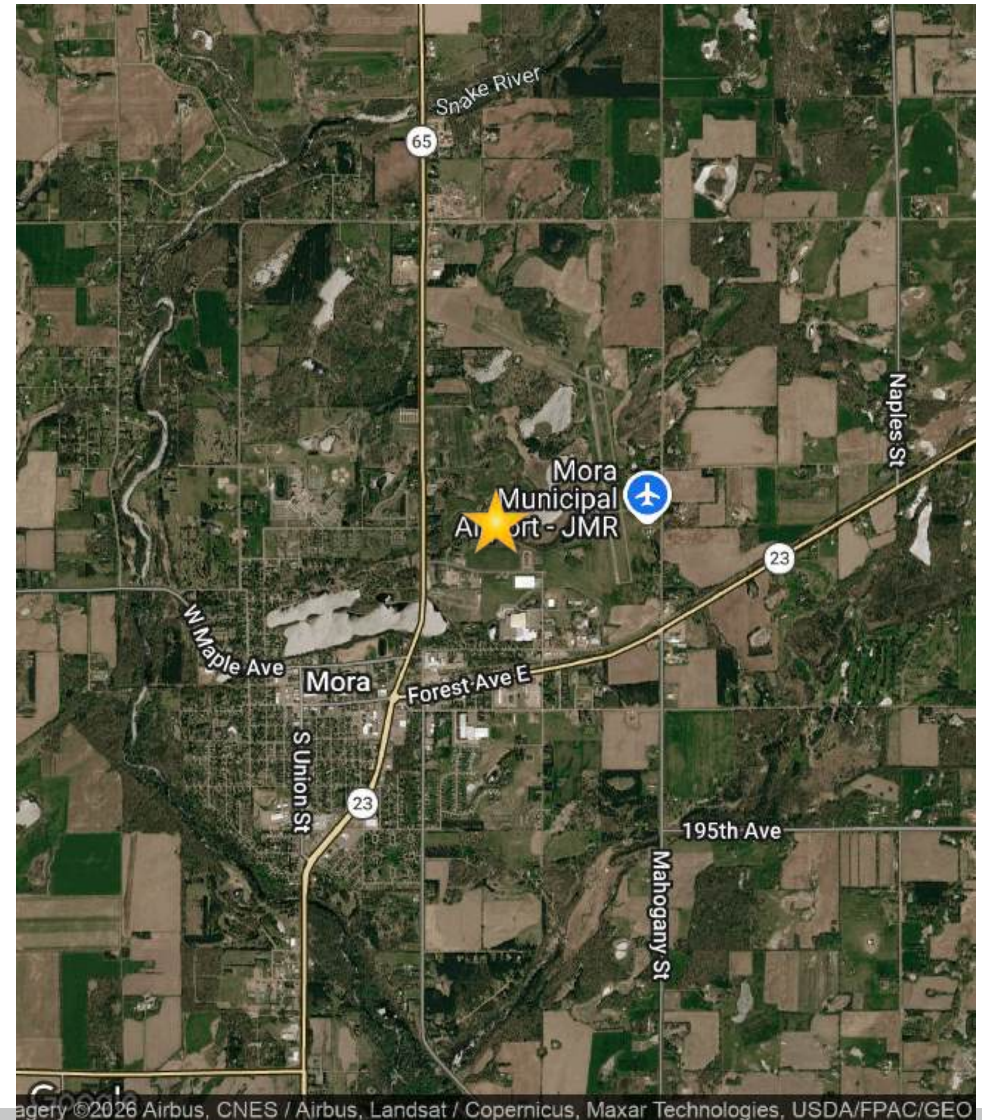
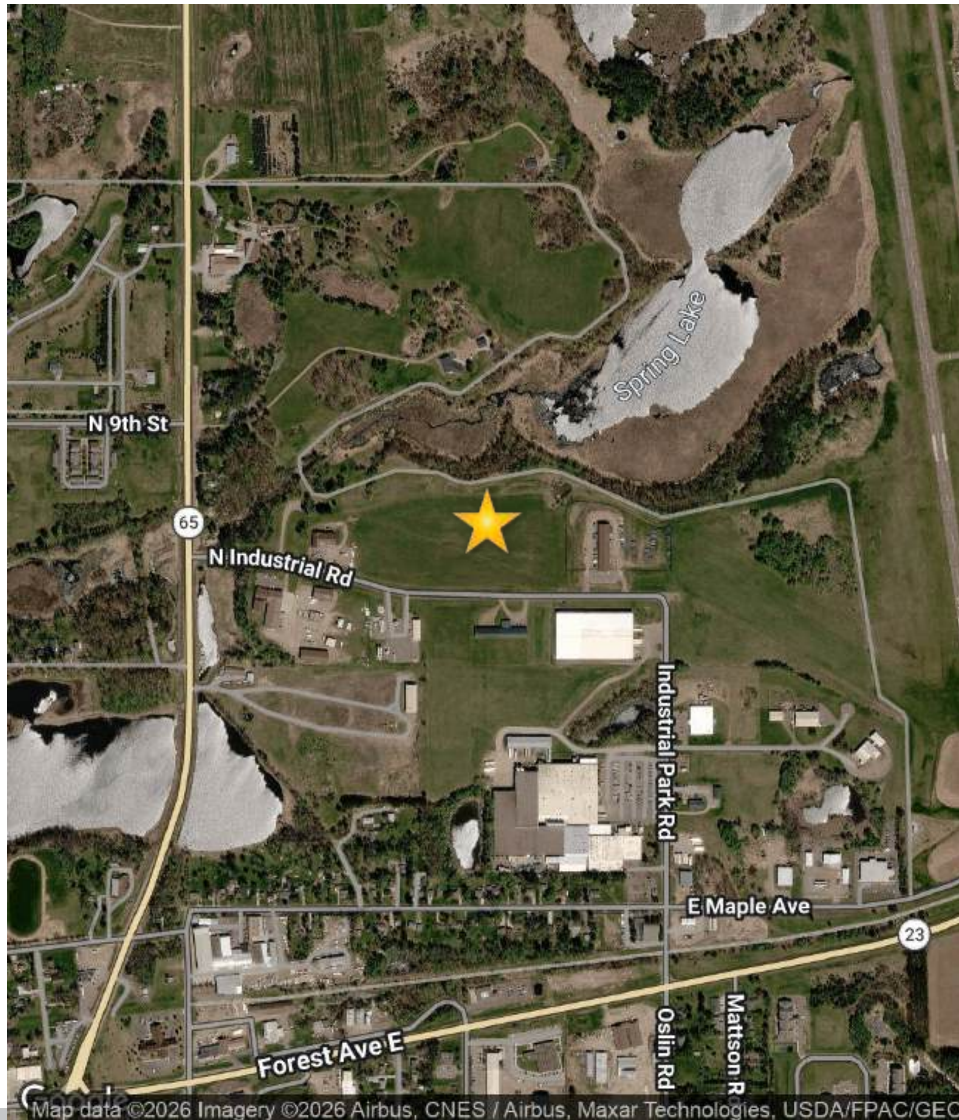
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REGIONAL MAP

MORA INDUSTRIAL PARK & DOWNTOWN CORNER

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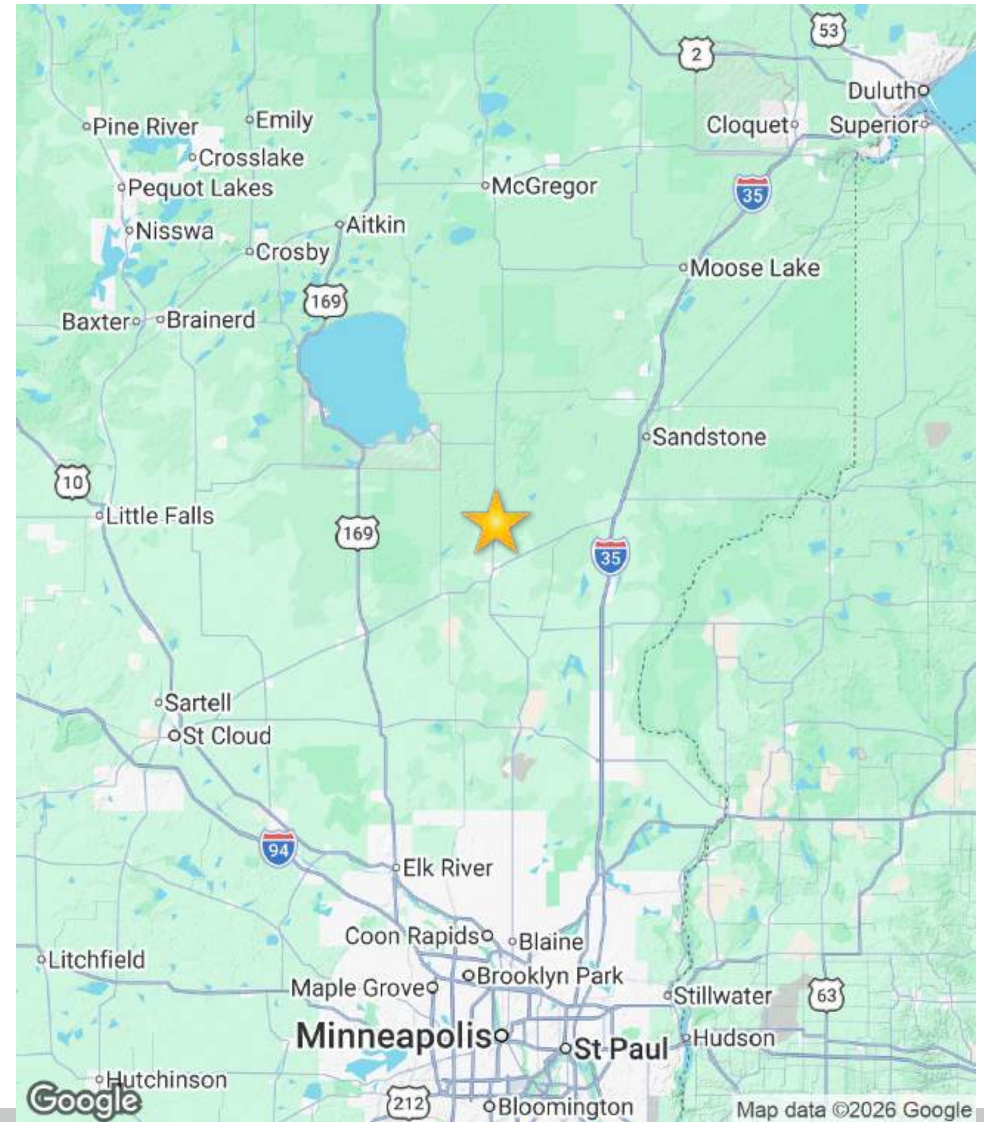
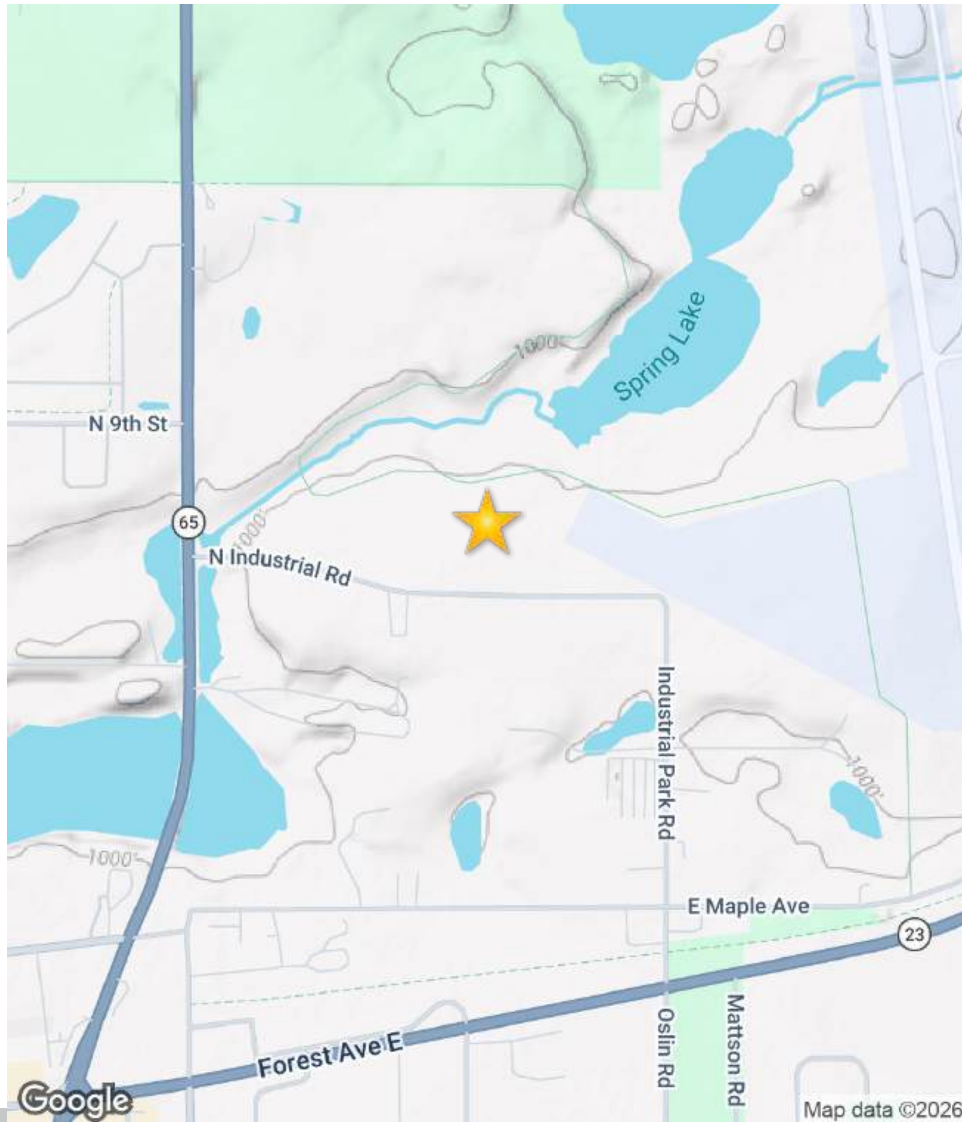
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LOCATION MAP

MORA INDUSTRIAL PARK & DOWNTOWN CORNER

900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

SECTION 5 / PAGE 25



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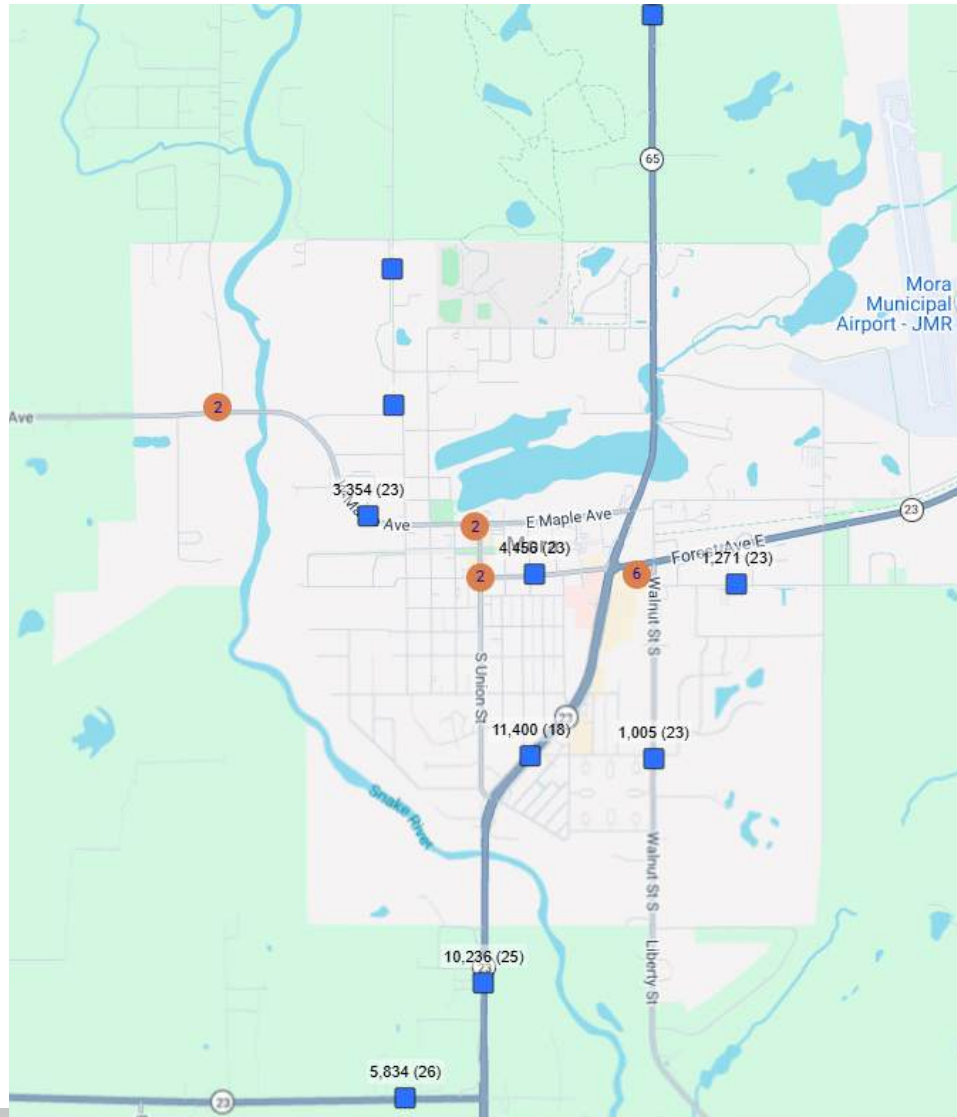
DEMOGRAPHICS

TRAFFIC COUNTS

MORA INDUSTRIAL PARK & DOWNTOWN CORNER

900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

SECTION 6 / PAGE 27



I-35	15,834 Vehicles Per Day
MN-65	11,179 Vehicles Per Day
MN-23	9,636 Vehicles Per Day
MN-47	2,378 Vehicles Per Day
Forest Ave E	7,087 Vehicles Per Day
West Maple Ave	4,236 Vehicles Per Day

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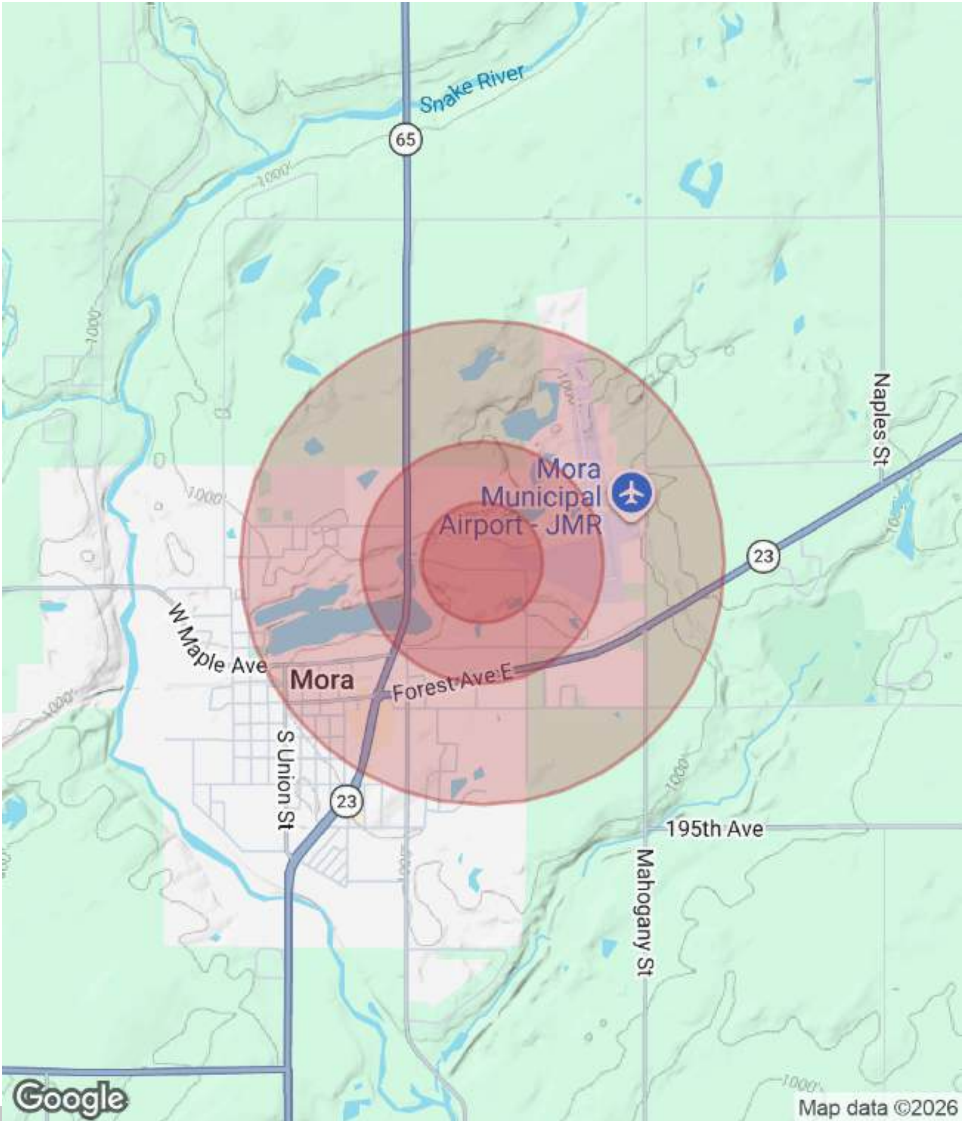
DEMOGRAPHICS MAP & REPORT

MORA INDUSTRIAL PARK & DOWNTOWN CORNER 900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	399	1,360	2,327
Average Age	42.0	43.2	43.4
Average Age (Male)	28.5	30.0	32.9
Average Age (Female)	54.6	55.8	53.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	170	590	984
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$59,403	\$62,386	\$66,811
Average House Value	\$195,393	\$189,736	\$194,437

2023 American Community Survey (ACS)



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MEET THE TEAM

MORA INDUSTRIAL PARK & DOWNTOWN CORNER

900 N INDUSTRIAL RD & 101 FOREST AVE W, MORA, MN 55051

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