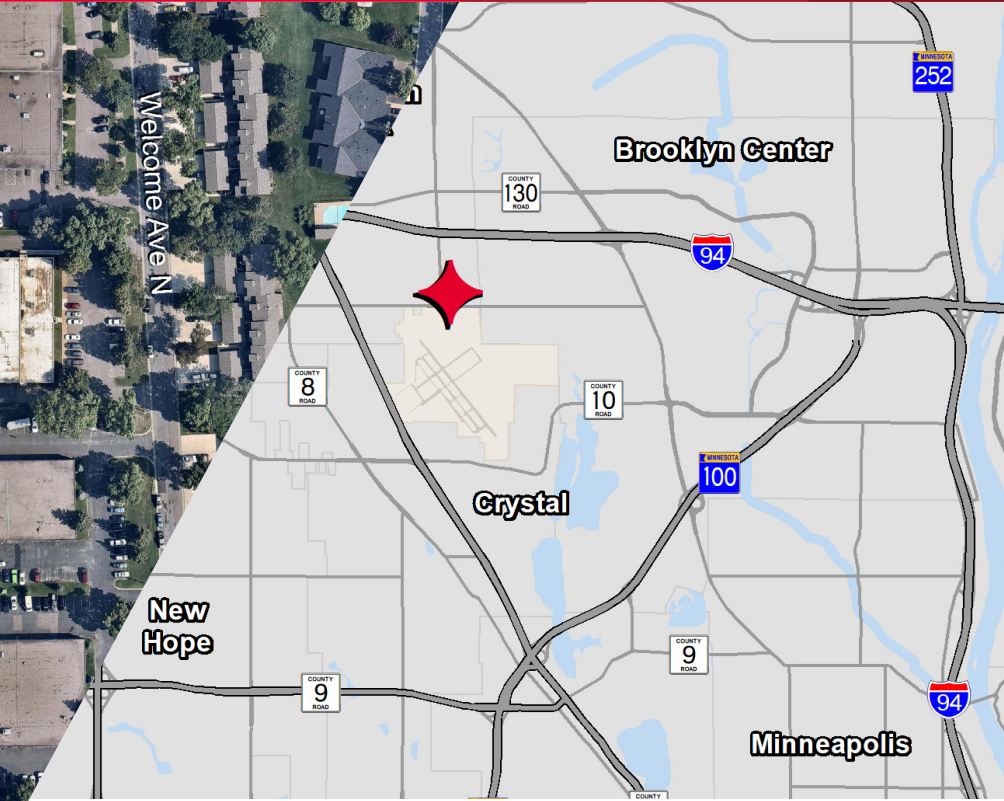


**4.30 Acres of Land
FOR SALE**
Sale Price: \$750,000



Property Highlights

- Located in an established industrial park
- Close to future light rail and public transportation
- Great access to I-694 via County Rd 81

Property Details

PID: 3311921310089
3311921310009

Zoning: BP - Business Park District

2023 Taxes: \$9,652.30
\$2,007.00
\$11,659.30

Jonathan R. Yanta, SIOR, CCIM
Executive Director
+1 952 820 8734
jon.yanta@cushwake.com

Hudson Brothen
Managing Director
+1 952 893 8261
hudson.brothen@cushwake.com

3500 American Blvd W Suite 200
Minneapolis, MN 55431
Main +1 952 831 1000
cushmanwakefield.com

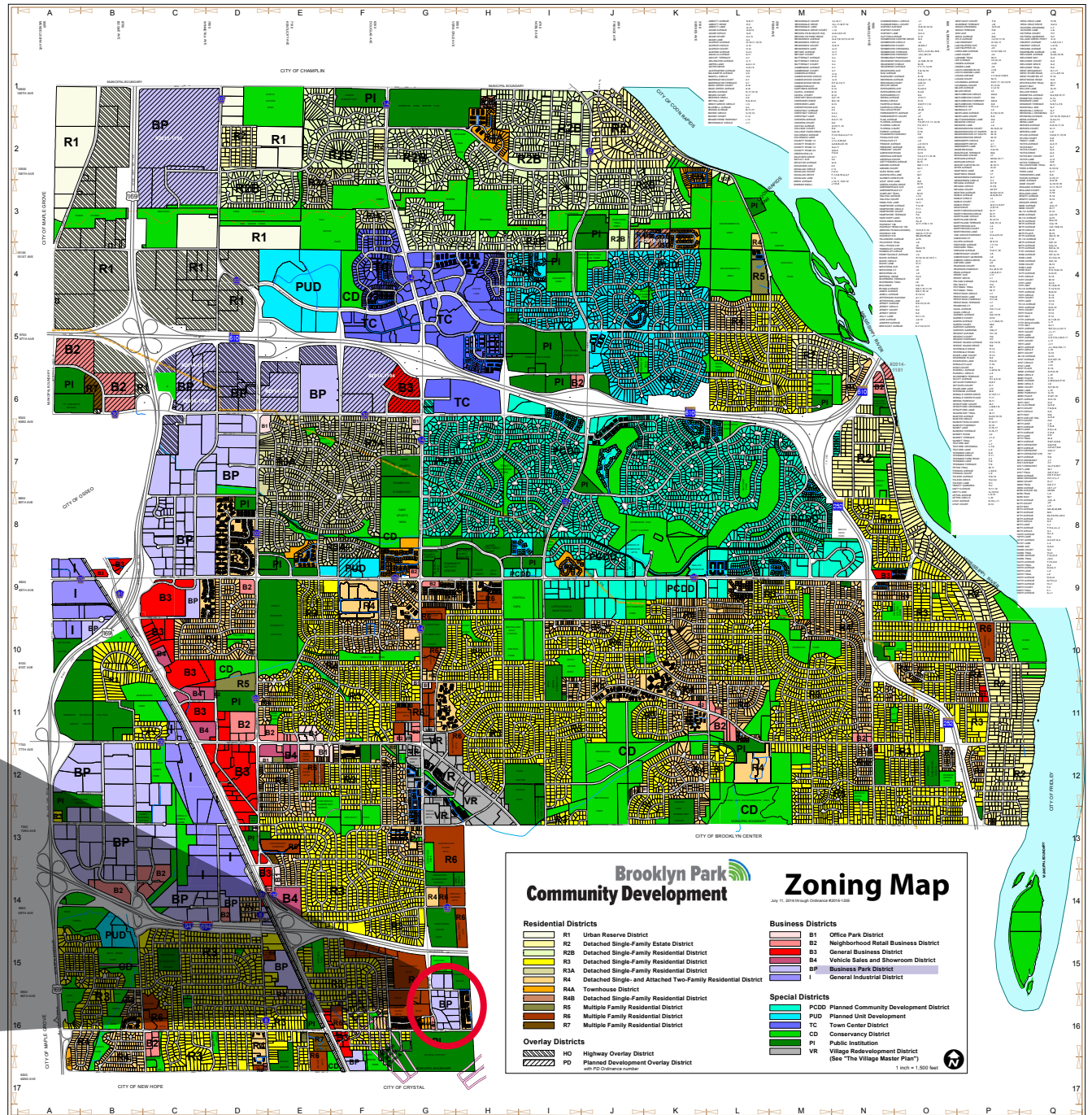
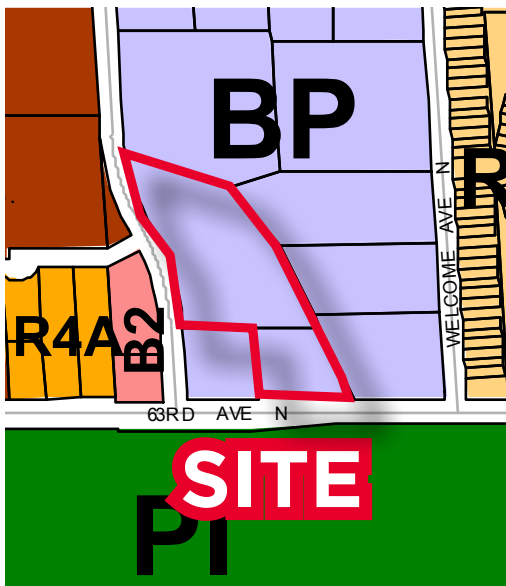


Figure 152.342.01 Uses in Business Districts

“P” = Permitted Use “C” = Conditional Use “NP” = Not Permitted

| Principal Use | B-1 | B-2 | B-3 | B-4 | BP | I |
|---|-----|-----|-----|-----|----|----|
| Assembly, banquet, convention halls, or conference centers | NP | C | C | C | NP | NP |
| Automobile rental containing more than six cars on site | NP | C | C | C | NP | NP |
| Body art in compliance with M.S. Chapter 146B and Chapter 123 of this code | NP | P | P | NP | NP | NP |
| Bus or truck storage or service shops, including fuel stations | NP | NP | NP | NP | NP | C |
| Business, trade, or non-academic colleges operated for profit | P | P | P | P | P | NP |
| Care centers, convalescent homes, hospitals, veterinary clinics, and assisted living facilities | C | C | C | C | NP | NP |
| Clubs | NP | C | C | C | NP | NP |
| Commercial indoor recreational facilities under 2,450 square feet | NP | P | P | P | P | P |
| Commercial indoor recreational facilities over 2,450 square feet | NP | C | C | C | C | C |
| Commercial kennels in accordance with § 92.15 | NP | P | P | P | P | P |
| Commercial outdoor recreational facilities | NP | C | C | C | NP | NP |
| Concrete or asphalt mixing plants, concrete block fabrication, or builders’ or contractors’ yards, brick yards, and accessory sale of dirt, sand, gravel, rock, concrete blocks, bricks, etc. | NP | NP | NP | NP | NP | C |
| Daycare facilities, licensed | P | P | P | P | P | P |
| Distribution center | NP | NP | NP | NP | P | P |
| Fabrication or assembly of heavy equipment or vehicles | NP | NP | NP | NP | NP | C |
| Funeral homes | P | P | P | NP | NP | NP |
| Helicopter pad/landing site | NP | NP | NP | NP | C | NP |
| Hotels and motels | NP | C | C | C | C | NP |
| Manufacturing, assembly, processing, fabricating, brewing, distilling, and accessory sale of the product produced on site, except those uses further restricted in this ordinance. | NP | NP | NP | NP | P | P |
| Multiple principal structures on a single lot | C | C | C | C | C | C |
| Multiple family dwelling and cluster housing in compliance with § 152.344 | NP | C | C | NP | NP | NP |
| Offices, banks or clinics | P | P | P | P | P | P |
| Public and quasi-public facilities | C | C | C | C | NP | C |
| Public schools, including charter schools in compliance with § 152.182 | C | NP | NP | NP | NP | NP |

| | | | | | | |
|---|----|----|----|----|----|----|
| Religious institutions, in compliance with §§ 152.180 through 152.182 | P | P | P | P | NP | NP |
| Restaurants, brewpub | NP | C | C | C | C | C |
| Restaurants, Class I, in compliance with § 152.033 | NP | P | P | P | P | P |
| Restaurants, Class II | NP | C | C | C | C | C |
| Sales and Service | | | | | | |
| l structures for retail or service businesses with 25,000 square feet or less, excluding those mentioned elsewhere in this section | NP | P | P | P | C | C |
| l structures for retail or service businesses with between 25,000 and 50,000 square feet, excluding those mentioned elsewhere in this section | NP | C | P | P | NP | NP |
| l structures for retail or service businesses with 50,000 square feet or more, excluding those mentioned elsewhere in this section | NP | C | C | C | NP | NP |
| uto oriented repair services | NP | NP | C | C | C | C |
| arwashes | NP | NP | C | C | C | NP |
| urrency exchanges and pawnshops in compliance with § 152.344 | NP | NP | C | NP | NP | NP |
| uel stations | NP | C | C | C | C | C |
| heavy equipment, machinery and farm vehicle sales, contractors yards, bulk firewood sales, and gravel and rock sales | NP | NP | NP | NP | NP | P |
| door sales of automobiles, trucks and recreational vehicles and the like in compliance with § 152.344 | NP | NP | NP | C | C | C |
| exually oriented businesses in compliance with § 152.343 | NP | NP | P | NP | NP | NP |
| owrooms and sales of automobiles, trucks and recreational vehicles and equipment and the like in compliance with § 152.344 | NP | NP | NP | C | NP | NP |
| Wholesale, broker and auction dealer of automobiles, trucks and recreational vehicles and the like in compliance with § 152.343 | P | P | P | P | P | P |
| Self-service storage facility | NP | NP | C | C | C | C |
| Social clubs | NP | NP | C | NP | NP | NP |
| Stone, marble or granite grinding and cutting | NP | NP | NP | NP | NP | C |
| Theaters, excluding drive-ins | NP | C | C | C | NP | NP |
| Transient sales, in compliance with § 152.344 | NP | NP | C | NP | NP | NP |
| Truck or motor freight terminal | NP | NP | NP | NP | NP | C |
| Vehicle impound yards | NP | NP | NP | NP | NP | C |
| Warehousing | NP | NP | NP | NP | P | P |