

LAND FOR SALE

MULTI FAMILY/MOBILE HOME PARK DEVELOPMENT

1045 HWY 61, Two Harbors, MN 55616



OFFERING SUMMARY

SALE PRICE:	\$325,000
AVAILABLE SF:	
LOT SIZE:	17 Acres
ZONING:	R3
PRICE / SF:	\$0.44

PROPERTY OVERVIEW

This 17 acre site is zoned R3 and can accommodate multifamily, mobile home park or single family. May sub-divide, city infrastructure onsite or nearby. Access is from 7th Street and possible HWY 61 . The lot is located inside the city of Two Harbors.

PROPERTY HIGHLIGHTS

- The site is 17 acres and zoned R3
- Can accommodate multifamily, mobile home park or single family
- May sub-divide, city infrastructure onsite or nearby
- Access is from 7th Street and possible HWY 61
- The lot is located inside the city of Two Harbors.

KW COMMERCIAL
3 Civic Center
Mankato, MN 56001

JAMES HALBUR
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PROPERTY INFORMATION

Property Type Land
Property Subtype Multifamily
APN # 23760002075

LOCATION INFORMATION

Building Name Multi Family/Mobile Home Park Development
Street Address 1045 HWY 61
City, State, Zip Two Harbors, MN 55616
County Lake

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

BUILDING INFORMATION

Best Use Multifamily, Mobile Home Park or Single Family
Free Standing No

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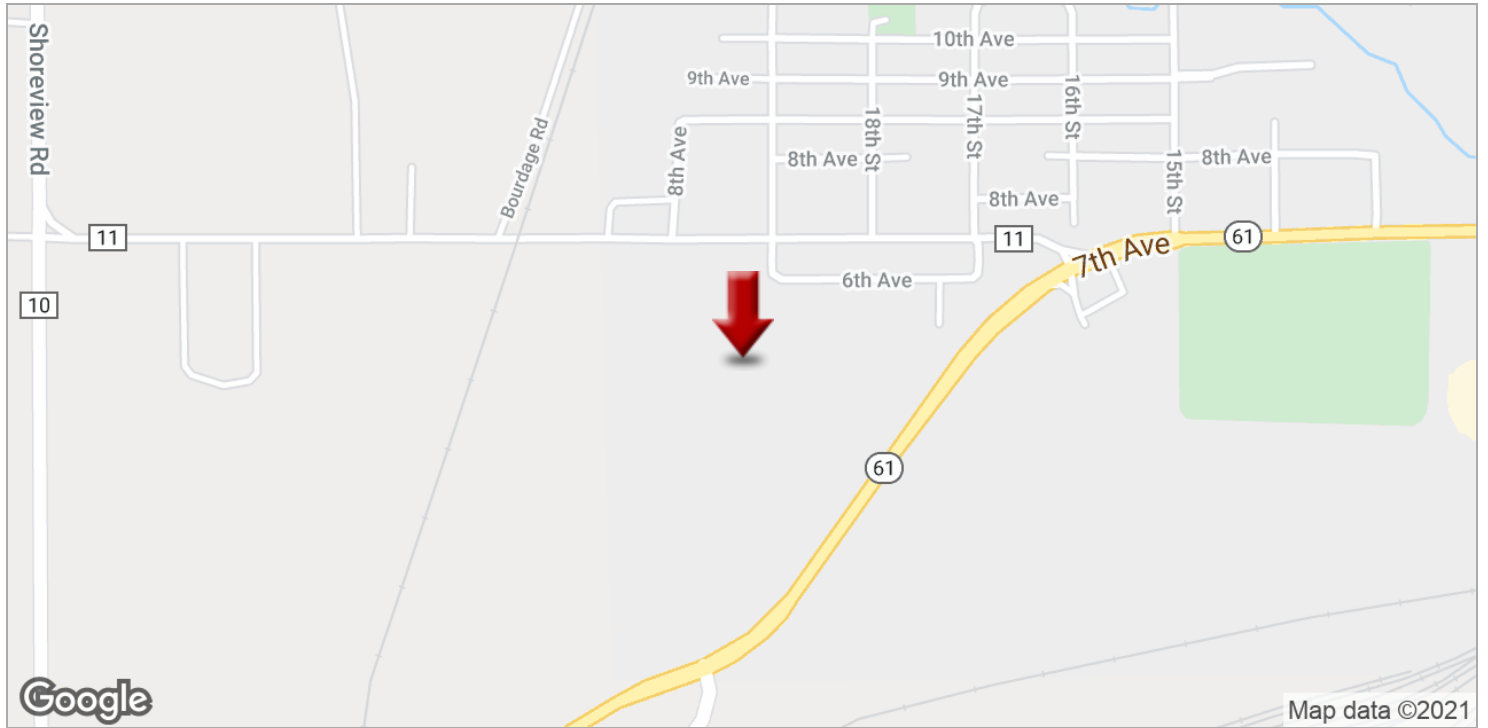
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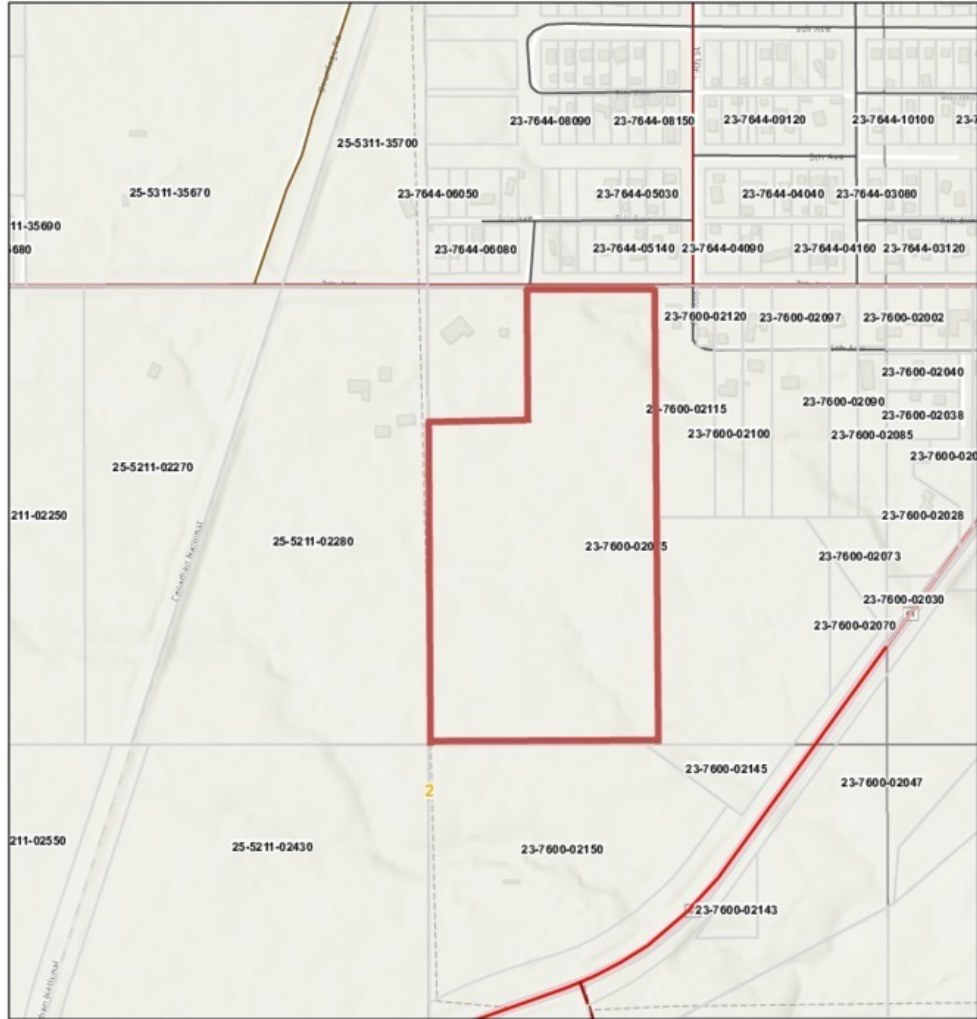
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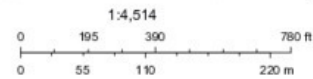


Lake County, MN Parcel



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- Parcels
- Roads
 - State Hwy
 - CSAH
 - County Hwy
 - Unorganized Twp Rd
 - City-Municipal Rd
- Townships
- Sections
- Sixteenths



Sources: Esri, Airbus DS, USGS, NOAA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geostatystyrien, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap

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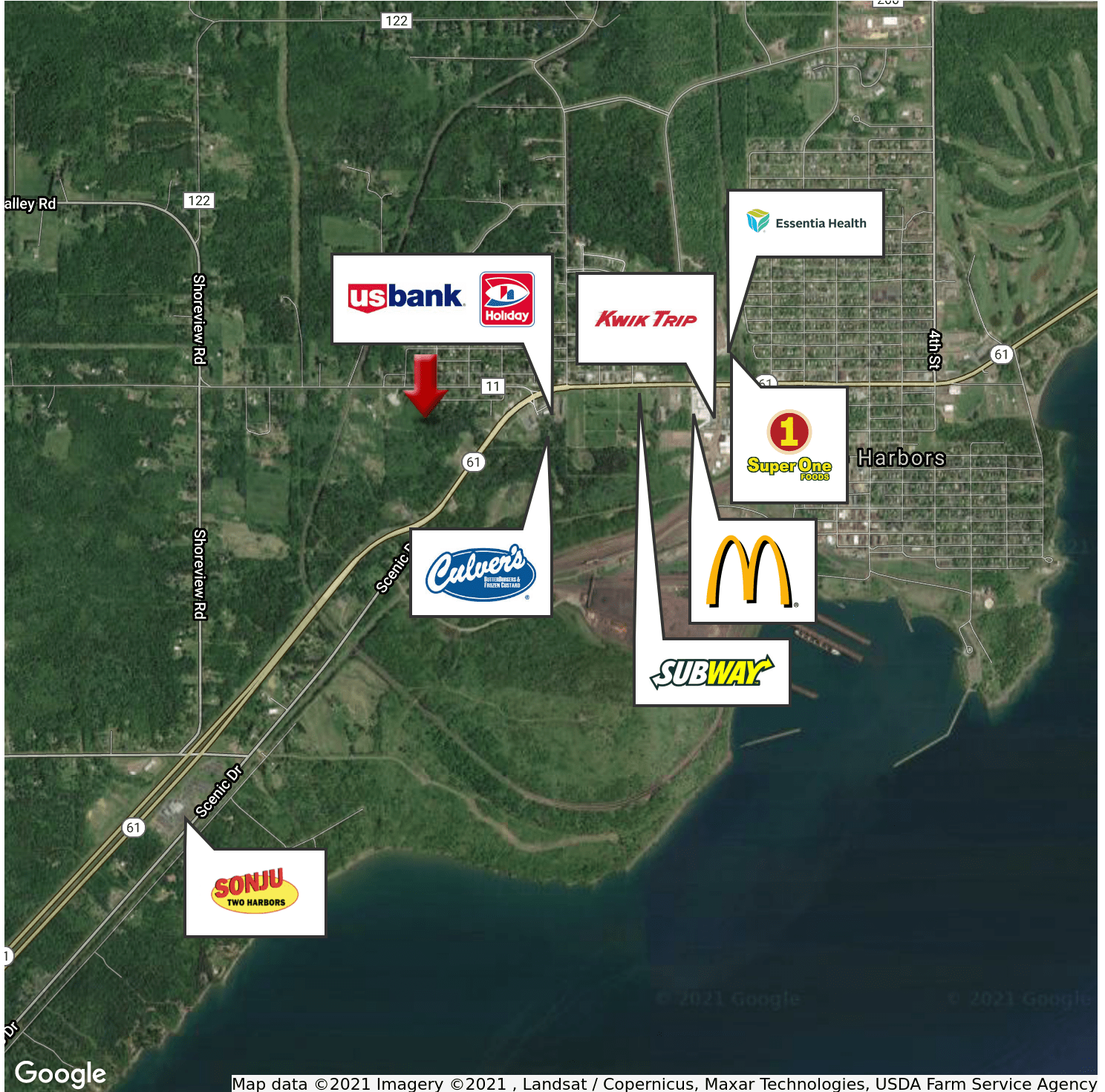
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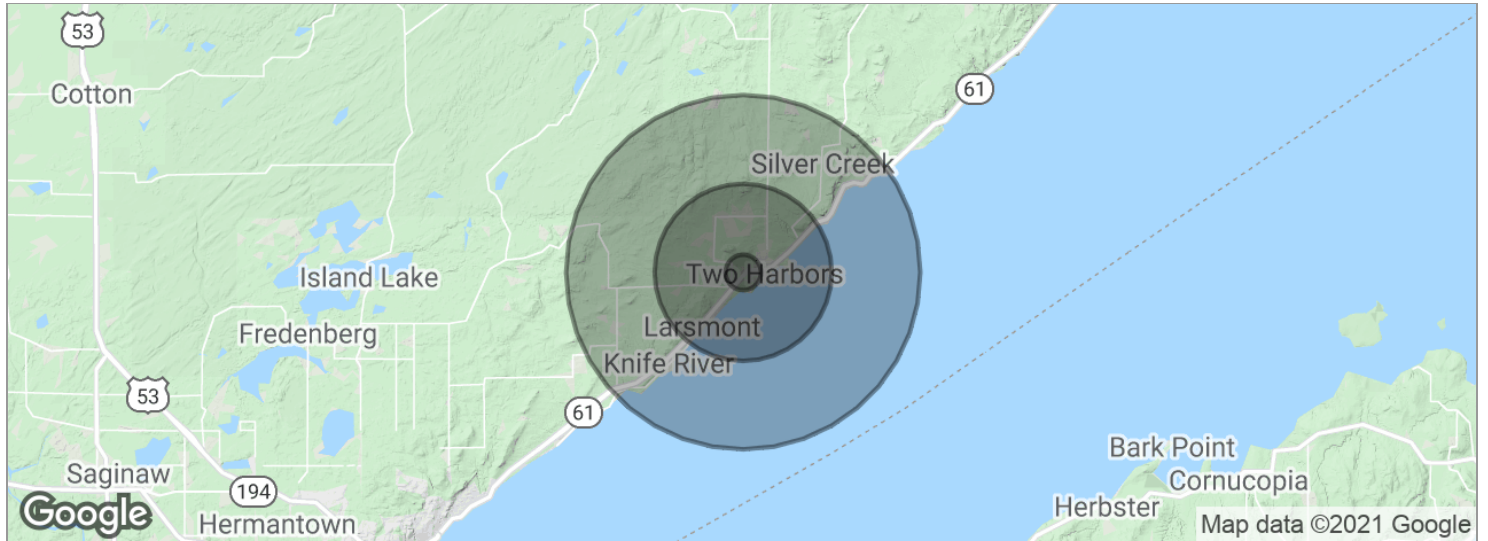
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,338	5,015	6,210
Median age	42.1	42.1	42.6
Median age (male)	41.7	41.7	42.4
Median age (Female)	42.7	42.7	43.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	623	2,336	2,808
# of persons per HH	2.1	2.1	2.2
Average HH income	\$49,109	\$49,103	\$54,512
Average house value			

* Demographic data derived from 2010 US Census

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