



New Listing

Vacant land for sale in Inver Grove Heights, MN



TIM LITTLE

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SUSAN MALL

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Location

65th & Buckley, Inver Grove Heights, MN from the low point in the west to the high point in the east

Address

XX 65th St

Inver Grove Heights, MN

Call Tim 952-432-4900

Call Suasn 651-402-5393





The Neighborhood

Population

35,906

Average Age

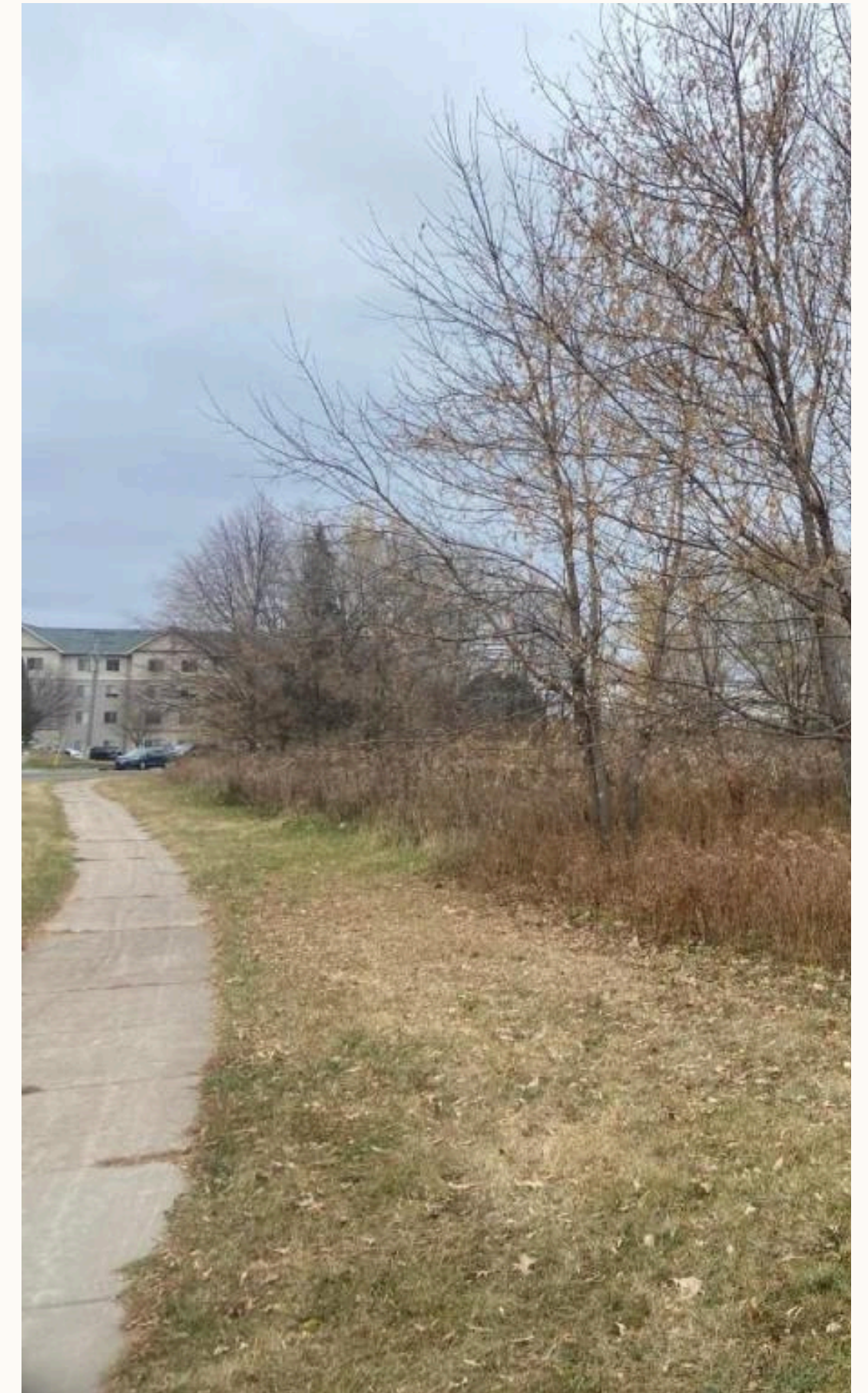
42

Average income

\$101,316

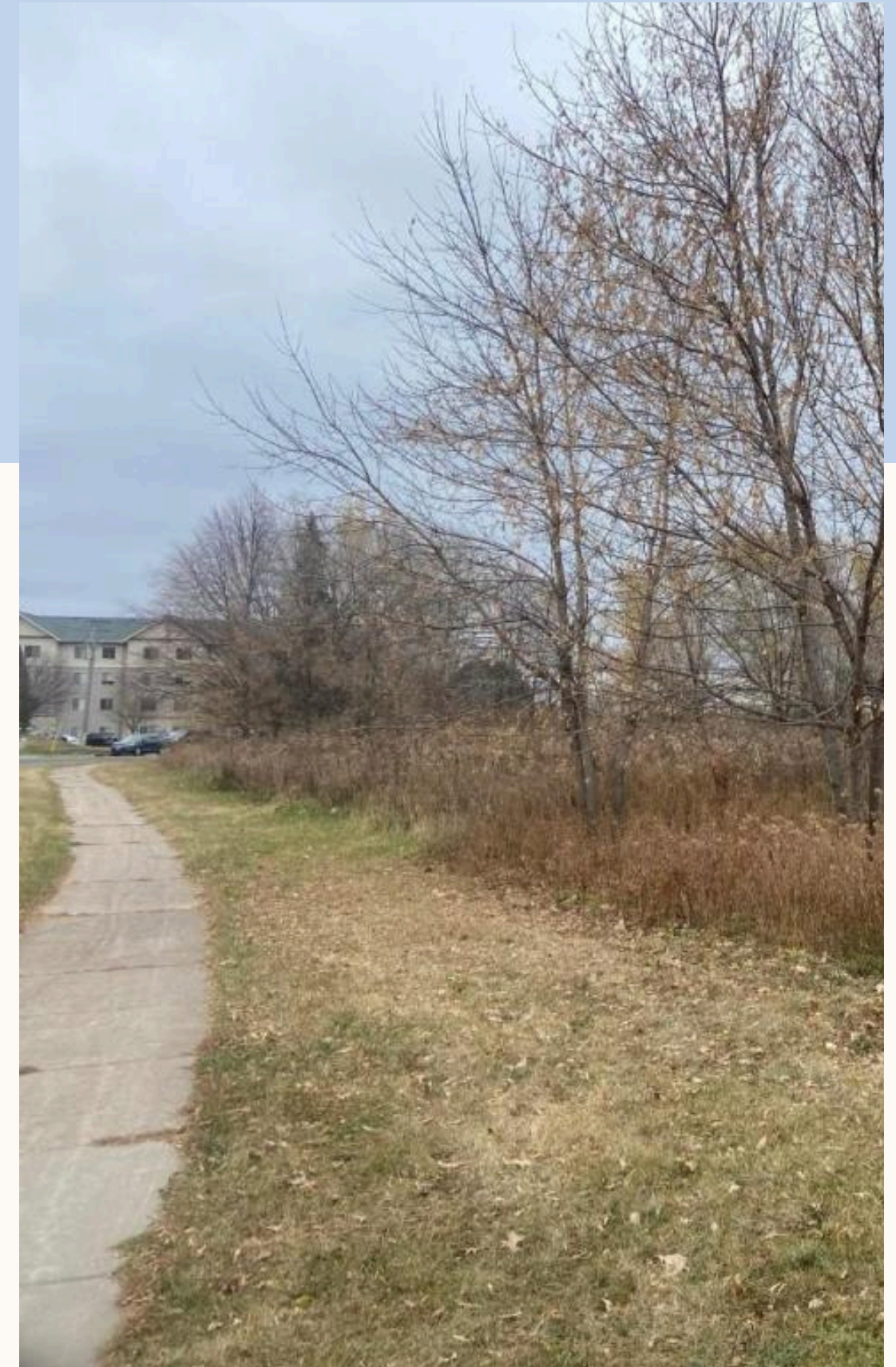
Nearby Ammenities

- Gerten's Farm Market
- Liz's Tienda Vaquera
- Salon Fusion

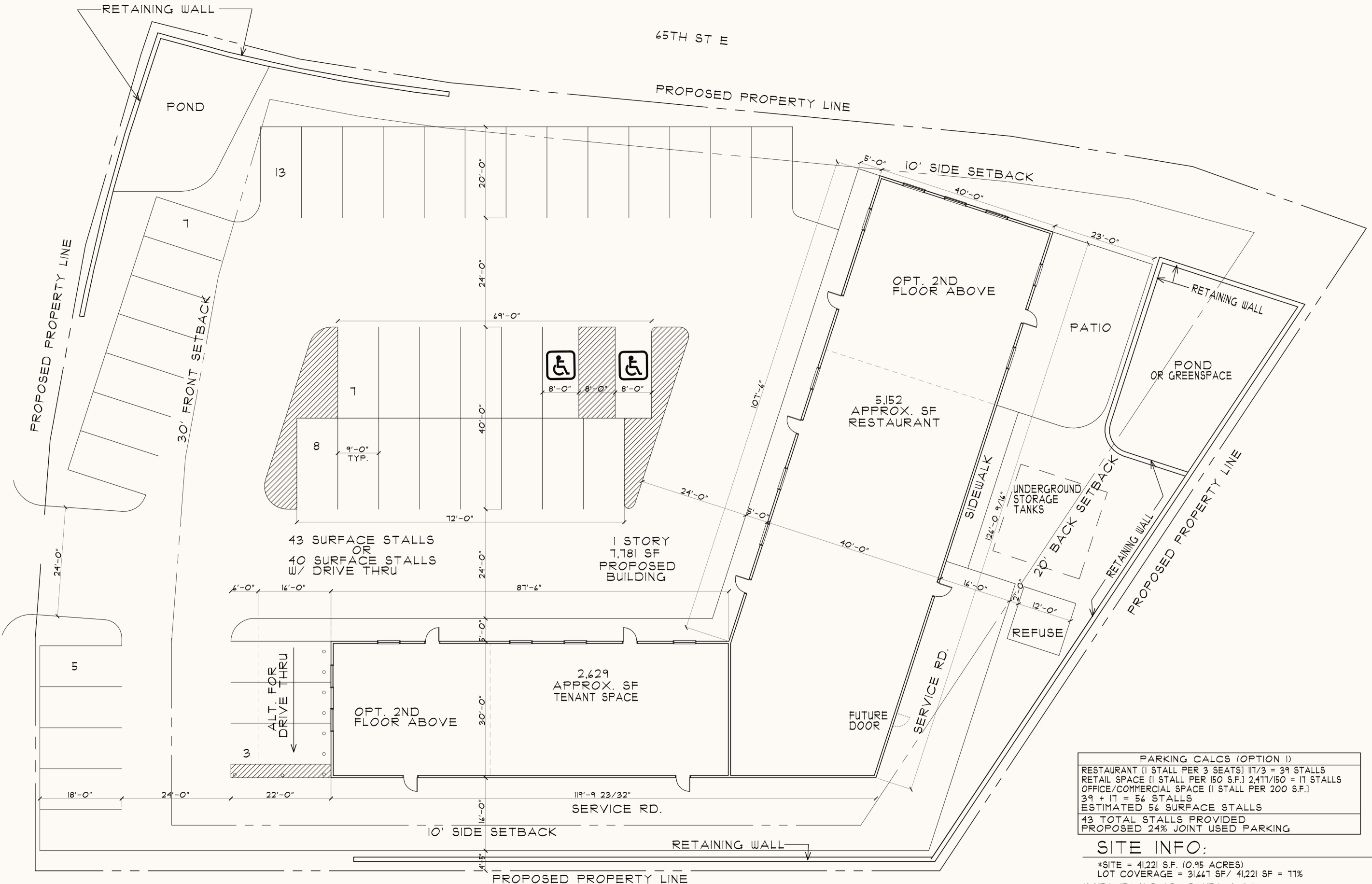


Highlights

- 0.96 Acres
- Zoned B3
- Property is ready for a site plan with the city, and is ready to be DEVELOPED.
- Perfect location for a restaurant or office condos
- High traffic area.



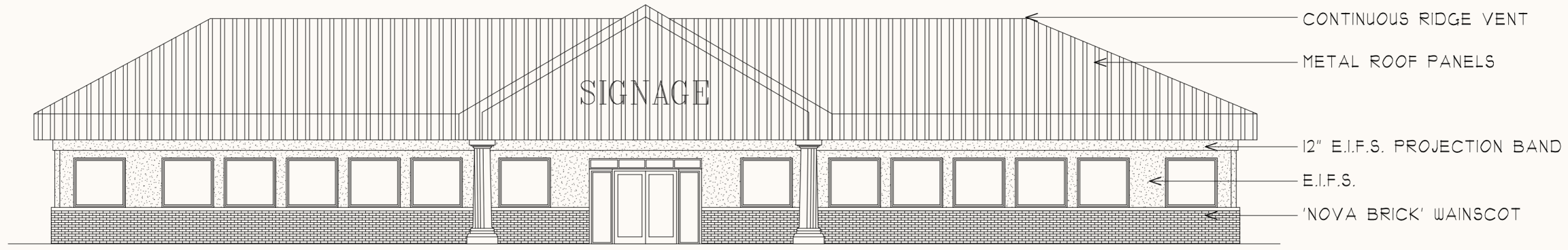
Site Plan



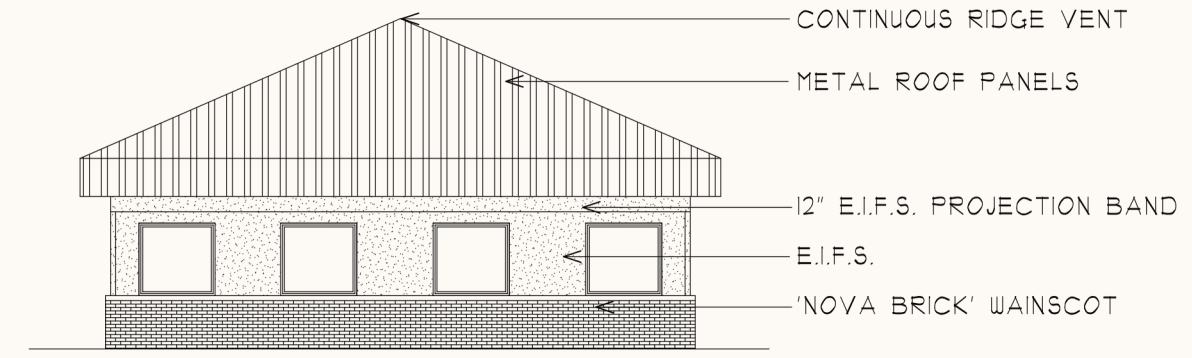
PARKING CALCS (OPTION 1)	
RESTAURANT (1 STALL PER 3 SEATS) 117/3 =	39 STALLS
RETAIL SPACE (1 STALL PER 150 S.F.) 2,411/150 =	17 STALLS
OFFICE/COMMERCIAL SPACE (1 STALL PER 200 S.F.)	39 + 17 =
	56 STALLS
ESTIMATED 56 SURFACE STALLS	
43 TOTAL STALLS PROVIDED	
PROPOSED 24% JOINT USED PARKING	

SITE INFO:	
*SITE =	41,221 S.F. (0.95 ACRES)
LOT COVERAGE =	31,667 SF / 41,221 SF = 11%
IMPERVIOUS SURFACE:	
BUILDING COVERAGE =	1,781 S.F.
SIDEWALK / CONCRETE =	2,284 S.F.
DRIVE / CONCRETE =	21,602 S.F.
TOTAL =	31,667 S.F.
GREEN SPACE:	
TOTAL =	9,554 S.F.

Site Plan



EAST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

PLOTTED: 07-23-03 FILE: 0309761 CDM: 1

PROPOSED:
STONEPATH VILLAGE
BUILDING 'D'
SARPELLI, MN

Project No:
Issue Date:
Revision:

COLE GROUP
ARCHITECTS
214 Park Avenue South
Saint Cloud, MN 56301
Date: 7/23/03
Name: NICHOLAS E. COLE, Signatory

I, Nicholas E. Cole, a duly licensed Architect under the laws of the state of MINNESOTA, do hereby certify that this plan, specification or report was prepared by me or under my direct supervision.

These documents are not valid for building permit unless signed in ink and notarized. Copies are not valid.

An aerial photograph of a commercial area. A red polygon highlights a specific plot of land. To the left of the polygon is a multi-lane road with a median. To the right of the polygon are several large industrial or commercial buildings, some with white roofs and others with grey roofs. There are parking lots and some trees scattered throughout the area.

Neighboring Businesses

- Niemann Ace Hardware
- Homestead Auto & Tire / Paul's Auto & Tire
- Inver Grove Chiropractic and Wellness
- Mason's Siding
- Guzman Industries
- Gear Properties

Make An Offer

As professional commercial real estate brokers, we have the knowledge, experience, network, and motivation to get deals done.



“Protecting your interests in all Real Estate transactions.”



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