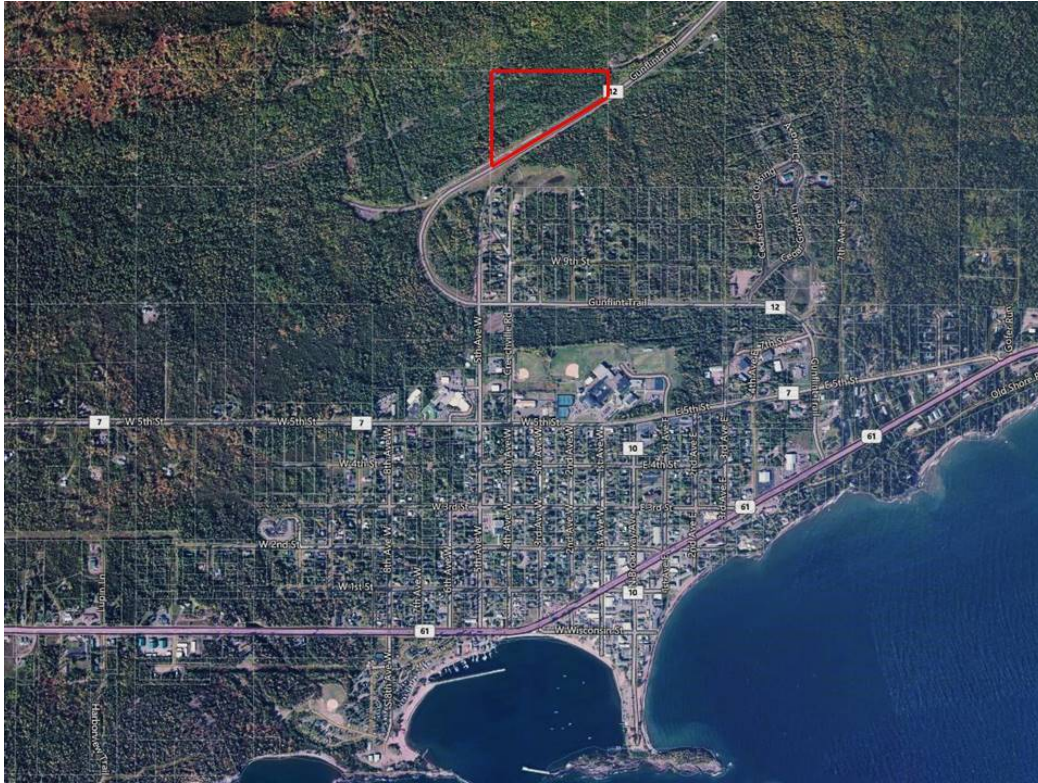


Xxx Gunflint Trail, Grand Marais, MN 55604



**SALE PRICE:** \$325,000

**PRICE PER ACRE:** \$15,187

**LOT SIZE:** 21.4 Acres

**APN #:** 80-816-3250

**ZONING:** Recreation/Commercial

## PROPERTY OVERVIEW

This property is located at the gateway to the Gunflint Trail and immediately adjacent to the Superior Hiking Trail. The driveway and building pad was cut into the hill, with dynamite, to give access to this commanding view of Lake Superior and the city lights of Grand Marais.

## PROPERTY FEATURES

- Zoning: Recreation/Commercial
- Potential uses for this site include recreation, resort, lodging, restaurant, planned unit development

**KW COMMERCIAL**  
13100 Wayzata Blvd.,  
Suite 400  
Minnetonka, MN 55305

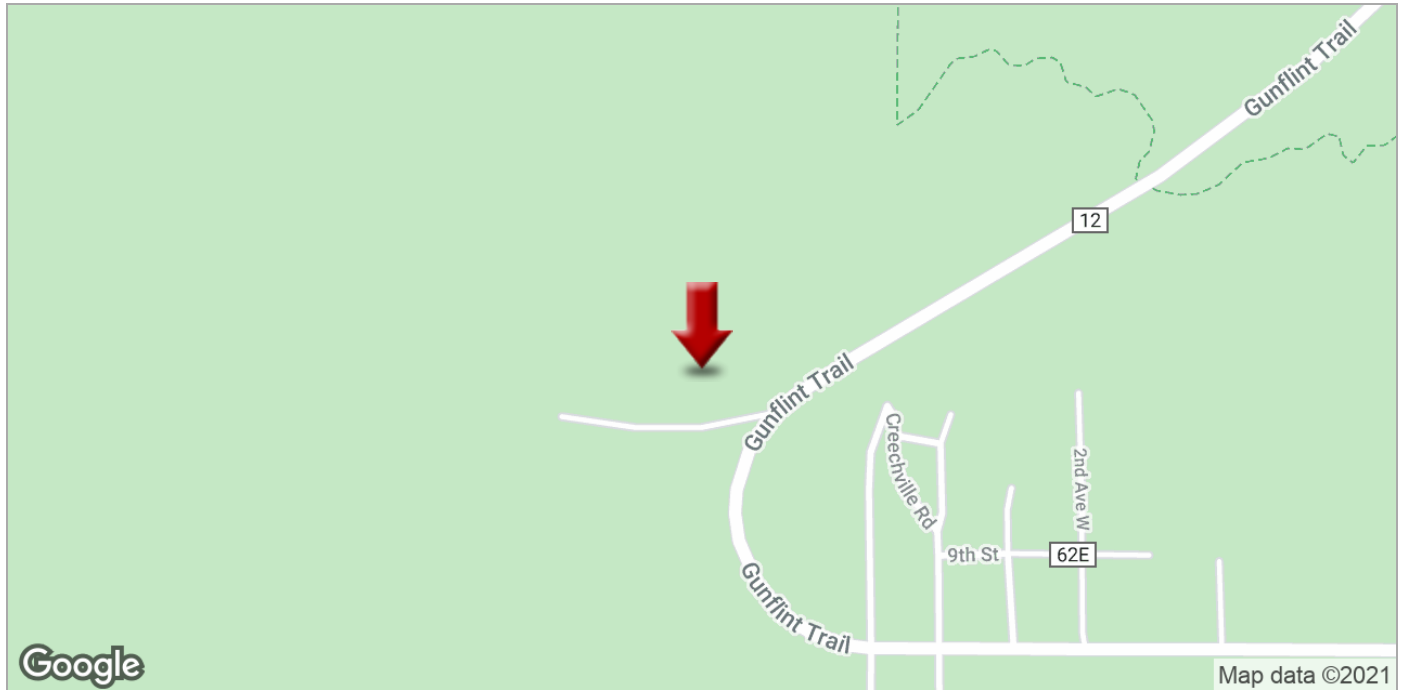
**JEFFREY MEEHAN**  
Commercial Real Estate Broker  
0: 612.991.6360  
jeff.meehan@kwcommercial.com

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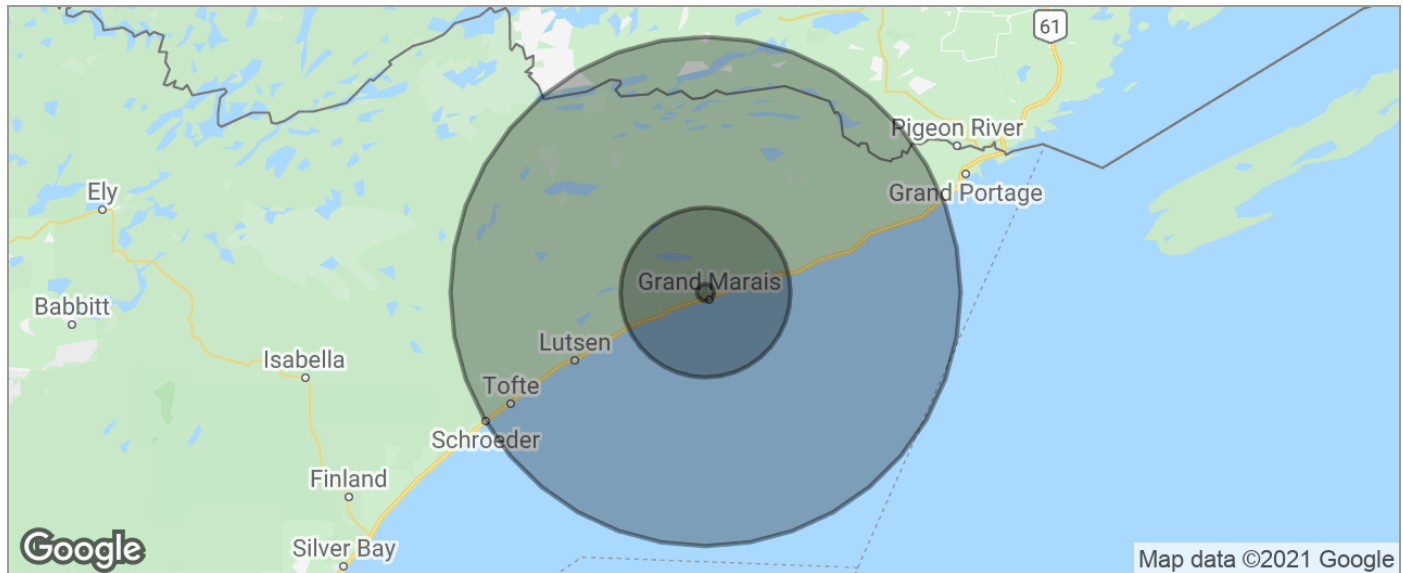
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# LAND FOR SALE



Xxx Gunflint Trail, Grand Marais, MN 55604



POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	87	2,353	5,339
MEDIAN AGE	46.4	46.0	47.7
MEDIAN AGE (MALE)	44.4	44.2	46.7
MEDIAN AGE (FEMALE)	50.1	49.3	49.8
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	42	1,138	2,643
# OF PERSONS PER HH	2.1	2.1	2.0
AVERAGE HH INCOME	\$58,347	\$57,868	\$59,079
AVERAGE HOUSE VALUE	\$303,181	\$296,519	\$296,280
RACE	1 MILE	10 MILES	30 MILES
% WHITE	92.0%	91.0%	88.8%
% BLACK	0.0%	0.7%	0.4%
% ASIAN	0.0%	0.1%	0.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	1.5%	4.6%
% OTHER	3.4%	3.1%	2.0%
ETHNICITY	1 MILE	10 MILES	30 MILES
% HISPANIC	3.4%	3.1%	2.0%

\* Demographic data derived from 2010 US Census

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