



8603 34th Street N

LAKE ELMO, MN 55042



KW COMMERCIAL

635 Bielenberg Dr #100
Woodbury, MN 55125



PRESENTED BY:

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Property Highlights

- Corner Property
- 2 PIDS: 1602921420002 and 1602921420009
- 2.69 acres - 175 x 510
- Total building square feet - 11,600
- Warehouse space - 4,600 sqft
- Office space - office space 4,901 sqft
- Second building - 2,000 sqft
- 3 Drive-in Service Doors
- Garage Bay Doors - 10' x 10'
- Ceiling height - 9 feet in office space, 14 feet in warehouse space
- Electrical - 3 Phase 208 and 240
- Zoned - Mix Use (Convenience Commercial)
- 2 Separate Buildings
- Parking lot with 30+ spaces

Property Description

Do not miss out on this building with so much potential! Exceptionally well-kept commercial building, complete with warehouse space, offices, conference room and 6 bathrooms. Seller needs more space for the cabinet shop and will need time to relocate their business. Great location on Hwy 5, one mile East of I-694. All square feet are estimates. Contact broker for all tours.

OFFERING SUMMARY

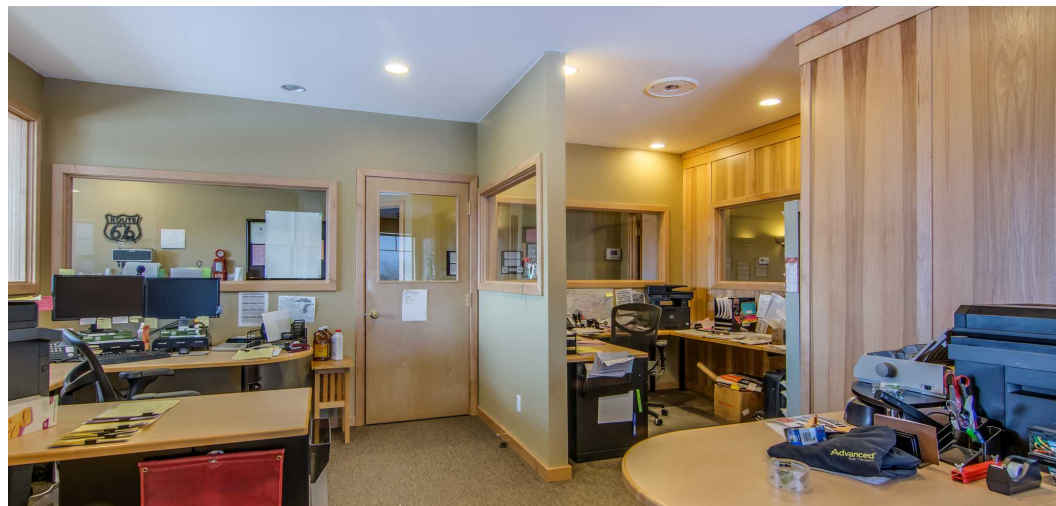
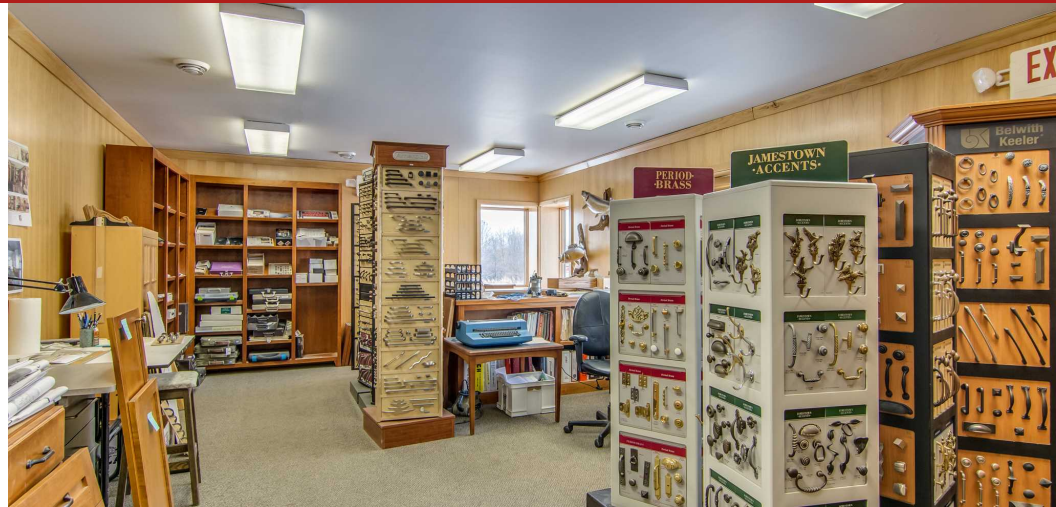
Sale Price: \$1,495,000

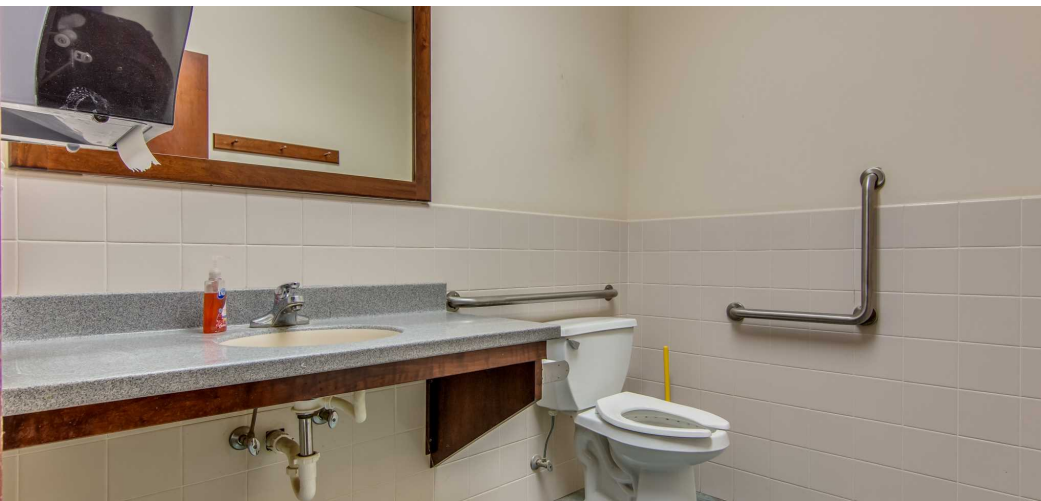
Lot Size: 2.69 Acres

Building size: 11,600 Sqft

Zoning: Mixed-use

Taxes: \$27,499







Property is zoned Convenience Commercial by the City of Lake Elmo. Approved uses for the location are listed under the 'CC' column in the tables below.

105.12.920 Permitted, Conditional And Interim Uses

Table 12-1 lists all permitted and conditional uses allowed in the commercial districts. "P" indicates a permitted use, "C" a conditional use and "I" an interim use. Uses not so indicated shall be considered prohibited. Cross-references, listed in the table under "Standards," indicate the location within this chapter of specific development standards that apply to the listed use.

Combinations of uses. The following use types may be combined on a single parcel:

- (a) Principal and accessory uses.
- (b) Other permitted or conditional uses allowed within the district may be combined on a single parcel, provided that a unified and integrated site plan is approved. The entire development must be approved as a conditional use.
- (c) A mixed-use building that combines permitted or conditionally permitted residential, service, retail and civic uses may be developed meeting the form standards of this subchapter. Office or studio uses on upper stories are encouraged.

Table 12-1: Permitted, Conditional and Interim Uses, Commercial Districts

	LC	CC	C	BP	Standard
Residential Uses:					
Household Living:					
Single-family attached dwelling	-	-	C	-	LEC 105.12.950(a)
Multifamily dwelling	-	-	C	-	LEC 105.12.950(b)
Live-work unit	C	C	C	-	LEC 105.12.110(b)(1)
Group Living:					
Semi-transient accommodations	-	-	C	-	LEC 105.12.500(d)
Congregate housing	-	-	C	-	LEC 105.12.500(c)
Public and Civic Uses:					
Colleges and universities	-	-	C	C	LEC 105.12.110(b)(2), LEC 105.12.510(a)
Community service	-	C	C	C	LEC 105.12.110(b)(2)
Day care center	C	C	C	C	LEC 105.12.110(b)(2)
Schools, public and private	-	-	C	C	LEC 105.12.110(b)(2), LEC 105.12.510(a)
Local transit	-	-	-	C	LEC 105.12.950(o)
Public assembly	-	-	C	C	LEC 105.12.110(b)(2)
Religious institutions	-	-	C	-	LEC 105.12.110(b)(2)
Services:					
Business services	P	P	P	P	LEC 105.12.110(b)(3)
Business center	P	P	P	P	LEC 105.12.110(b)(3)
Offices	P	P	P	P	LEC 105.12.110(b)(3)
Commercial kennel	-	-	C	-	
Communication services	C	C	P	P	LEC 105.12.110(b)(3)
Educational services	P	P	P	P	LEC 105.12.110(b)(3), LEC 105.12.510(a)
Financial institution	P	P	P	P	LEC 105.12.110(b)(3)
Funeral home	-	C	P	-	LEC 105.12.110(b)(3)
Lodging	-	-	P	C*	LEC 105.12.110(b)(3), 154.302(d), *LEC 105.12.950(c)
Medical facility	-	-	C	C	LEC 105.12.110(b)(3), LEC 105.12.510(b)
Membership organization	P	P	P	-	LEC 105.12.110(b)(3)
Nursing and personal care	C	C	C	-	LEC 105.12.110(b)(3), LEC 105.12.510(c)
Personal services	P	P	P	-	LEC 105.12.110(b)(3)
Services:					

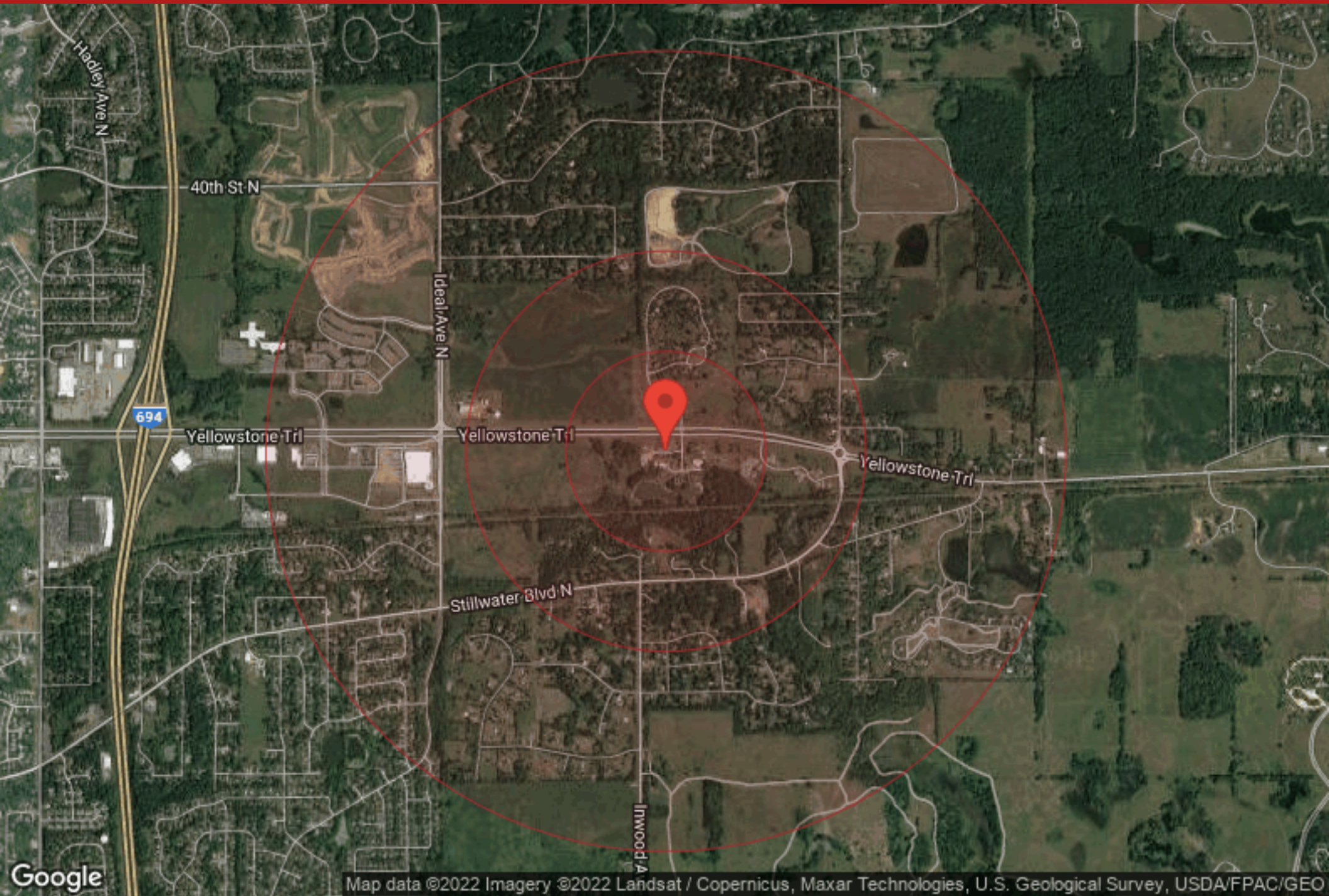
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Food Services:					
Standard restaurant	-	P	P	C*	LEC 105.12.110(b)(4), LEC 105.12.950(l)
Drive-in restaurant	-	C	C	-	LEC 105.12.520(a)
Drinking and entertainment	-	C	P	-	LEC 105.12.520(b)
Fast food restaurant	-	P	P	C*	LEC 105.12.950(m)
Sales of Merchandise:					
General retail sales ¹	C	P	P	C*	LEC 105.12.950(n)
Building supplies sales	-	-	C	-	
Warehouse club sales	-	-	C	-	
Furniture and appliance sales	-	-	P	-	
Grocery, supermarket	-	-	P	-	
Liquor store	-	P	P	-	
Garden center	-	-	P	-	LEC 105.12.950(g)
Neighborhood convenience store	-	P	P	-	
Shopping center	-	P	P	-	
Sales of Merchandise:					
Wholesaling	-	-	P	-	
Automotive/Vehicular Uses:					
Automobile maintenance service	-	-	C	-	LEC 105.12.950(h)
Automobile parts/supply	-	-	P	-	LEC 105.12.950(h)
Car wash	-	-	C	-	LEC 105.12.110(b)(6)
Commercial vehicle repair	-	-	-	-	LEC 105.12.950(h)
Gasoline station	-	C	C	-	LEC 105.12.530(b)
Parking facility	-	-	C*	C	LEC 105.12.950(i)
Sales and storage lots	-	-	C	-	LEC 105.12.530(c)
Outdoor Recreation:					
Campgrounds and trailering	-	-	-	-	
Golf course	-	-	-	-	
Marina	-	-	-	-	
Outdoor entertainment	-	-	-	-	
Outdoor recreation facility	-	-	C	-	LEC 105.12.550(c)
Parks and open areas	P	P	P	P	LEC 105.12.110(b)(7)
Restricted recreation	-	-	-	-	
Indoor Recreation/Entertainment:					
Adult establishment	-	-	-	C	LEC 11.16
Indoor athletic facility	-	C	P	C	LEC 105.12.560(a)
Indoor Recreation/Entertainment:					
Indoor recreation	-	-	C	-	LEC 105.12.560(a)
Agricultural and Related Uses:					
Agricultural sales business	-	I	P	-	LEC 105.12.110(b)(9)
Agricultural services	-	-	C	-	LEC 105.12.110(b)(9)
Agricultural support	-	-	C	-	LEC 105.12.110(b)(9)
Greenhouses, non-retail	-	-	-	-	LEC 105.12.110(b)(9)
Wayside stand	P	P	P	P	LEC 105.12.110(b)(9)
Industrial and Extractive Uses:					
Heavy industrial	-	-	-	-	
Landfill	-	-	-	-	
Light industrial	-	-	-	C	LEC 105.12.110(b)(10)
Non-production industrial	-	-	-	C	LEC 105.12.950(j)
Motor freight and warehousing	-	-	-	C	LEC 105.12.110(b)(10)
Research and testing	-	-	-	C	LEC 105.12.110(b)(10)
Resource extraction	-	-	-	-	LEC 105.12.110(b)(10)

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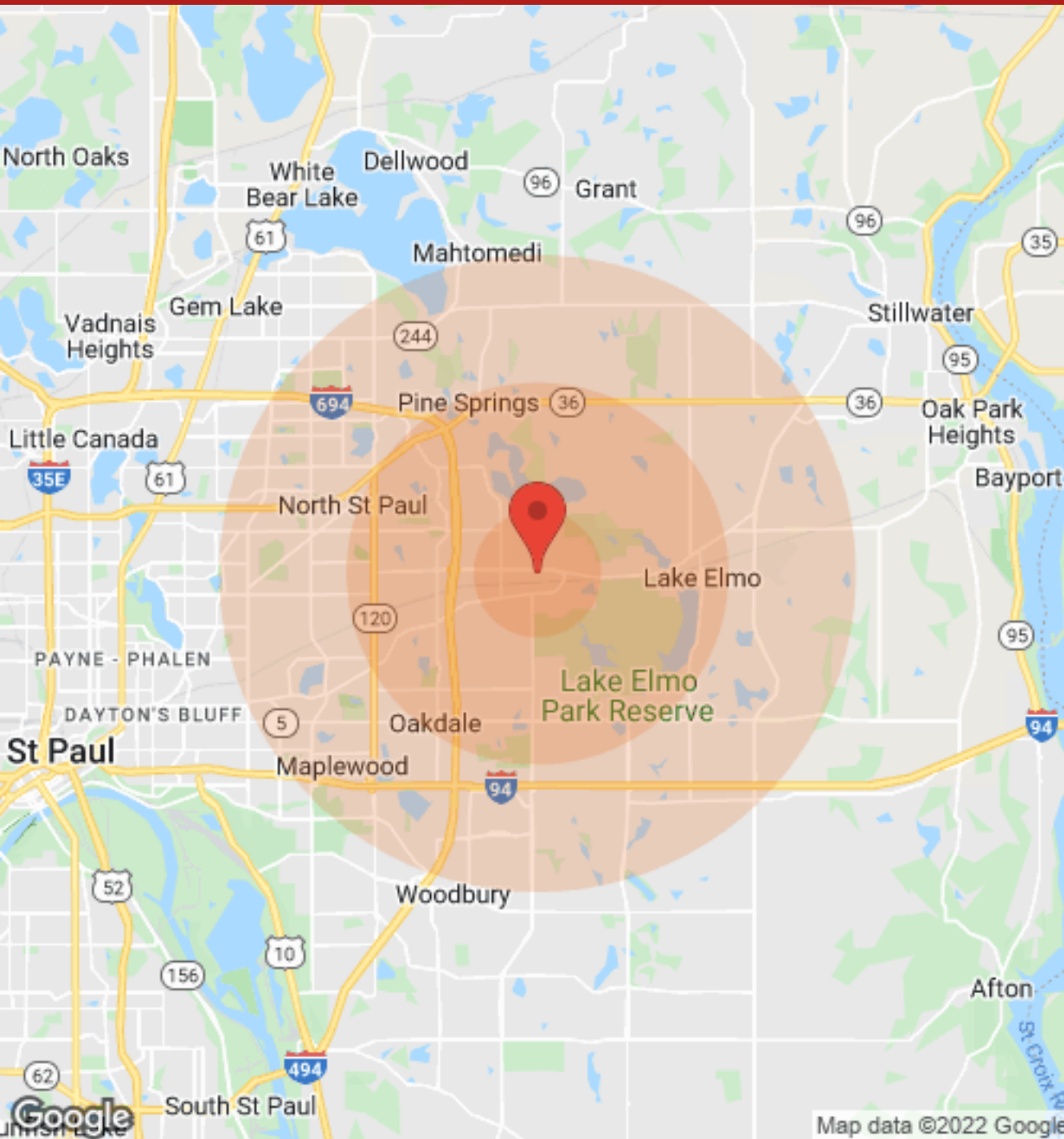
Salvage/recyclable center	-	-	-	-	LEC 105.12.110(b)(10)
Transportation and Communications:					
Broadcasting and communications	C	C	C	C	LEC 105.12.110(b)(11), LEC 105.12.220
Accessory Uses:					
Bed and breakfast	-	-	P	-	LEC 105.04.220(a)
Drive-through facility	-	C	C	-	LEC 105.12.520(a)
Family day care	-	-	-	-	LEC 105.12.110(b)(12)
Group family day care	-	-	-	-	LEC 105.12.110(b)(12)
Home occupation	-	-	-	-	LEC 105.12.110(b)(12)
Parking facility	C	C	P*	P	*LEC 105.12.950(i)
Outdoor storage	-	-	C	-	
Outdoor display	-	-	C	-	
Solar equipment	P	P	P	P	LEC 105.04.220(c)
Other structures typically incidental and clearly subordinate to permitted use	P	P	P	P	

¹ General Retail Sales shall include all of the subcategories identified in the LEC 105.12.110(b)(5) under Retail Trade with the exception of those subcategories listed separately in Table 12-1 above.



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Population	1 Mile	3 Miles	5 Miles
Male	N/A	14,620	55,788
Female	N/A	15,185	58,417
Total Population	N/A	29,805	114,205

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	5,840	22,968
Ages 15-24	N/A	4,269	16,083
Ages 55-64	N/A	3,909	14,152
Ages 65+	N/A	4,355	16,937

Race	1 Mile	3 Miles	5 Miles
White	N/A	25,567	93,740
Black	N/A	1,281	6,255
Am In/AK Nat	N/A	N/A	126
Hawaiian	N/A	N/A	18
Hispanic	N/A	870	6,160
Multi-Racial	N/A	1,548	10,282

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$73,664	\$60,944
< \$15,000	N/A	693	3,423
\$15,000-\$24,999	N/A	754	3,572
\$25,000-\$34,999	N/A	663	3,800
\$35,000-\$49,999	N/A	1,384	6,259
\$50,000-\$74,999	N/A	1,992	8,283
\$75,000-\$99,999	N/A	2,068	6,893
\$10,000-\$149,999	N/A	2,159	7,225
\$150,000-\$199,999	N/A	861	2,535
> \$200,000	N/A	708	2,288

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	12,183	46,596
Occupied	N/A	11,771	44,415
Owner Occupied	N/A	10,034	33,926
Renter Occupied	N/A	1,737	10,489
Vacant	N/A	412	2,181

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