

For Sale

Vacant Land – 1.36 Acres
7781 Hardwood Avenue Cottage Grove, MN 55106



PROPERTY DETAILS

- **Zoned B-2**
- **Triangular shaped property; level, should accommodate up to a 9,000 SF building**
- **Neat 1.36 acres tucked into heavy retail including Kohl's, Cub Foods, Menard's with many banks and fast food establishments including Culver's and Ruby Tuesday.**

7300 Hudson Blvd., Suite 210
Oakdale, MN 55128
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CROSSROADS
PROPERTIES

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ADDITIONAL PROPERTY DETAILS

Parcel: Triangular shaped 1.36 acres
Address: 7781 Hardwood Ave, Cottage Grove, MN 55016
PID#: 08 027 21 33 0048
Price: \$562,795 (\$9.50SF)
Owners: Three individuals with a divided interest.

Legal Description: Lot 1, Block 1, Gateway North First Edition

Location: Located in the fast growing City of Cottage Grove adjacent to Kohls Department store, next to a very successful neighborhood shopping center and down the street from Ruby Tuesdays and Culvers Restaurant. To the North is undeveloped property zoned for residential and/or multi-family development and land to the West is slated for commercial development. You will find that the Officials at the City of Cottage Grove are very cooperative and will assist you as best they can to make your development work.

Zoning: B-2 General Business and incorporates all permitted of B-1 except for mortuaries and funeral homes. There is a very broad definition of permitted uses, incorporating retail, office and medical properties.

Property Taxes: Assessed as vacant land with an assessed value of \$533,200. 2011 taxes are \$17,608.

Site Condition: Graded and level. Utilities and other services have been brought to the property line.

Setbacks: Because of the triangular shape of the property and adjacent uses, the setback requirements will need to be reviewed by the City Planning Department and the final resolution will depend on the proposed use of the property and size of the structure proposed.

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ADDITIONAL INFORMATION

Traffic Counts: From MNDOT

<u>Street/Hwy</u>	<u>Year</u>	<u>ADT</u>
Hardwood Ave	2007	7,400
80 th St	2007	23,200
Hwy 61	2006	32,500

Basic Demographics:

	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
2008 Population	8,964	41,108	84,414
2008 Households	3,171	14,435	30,755
2008 Household Income	\$80,209	\$93,877	\$98,413

City Contact Information:

City of Cottage Grove
7516 80th Street South
Cottage Grove, MN 55016

Mr. Howard Blin
Director
Community Development Department
651-458-2824
hblin@cottage-grove.org

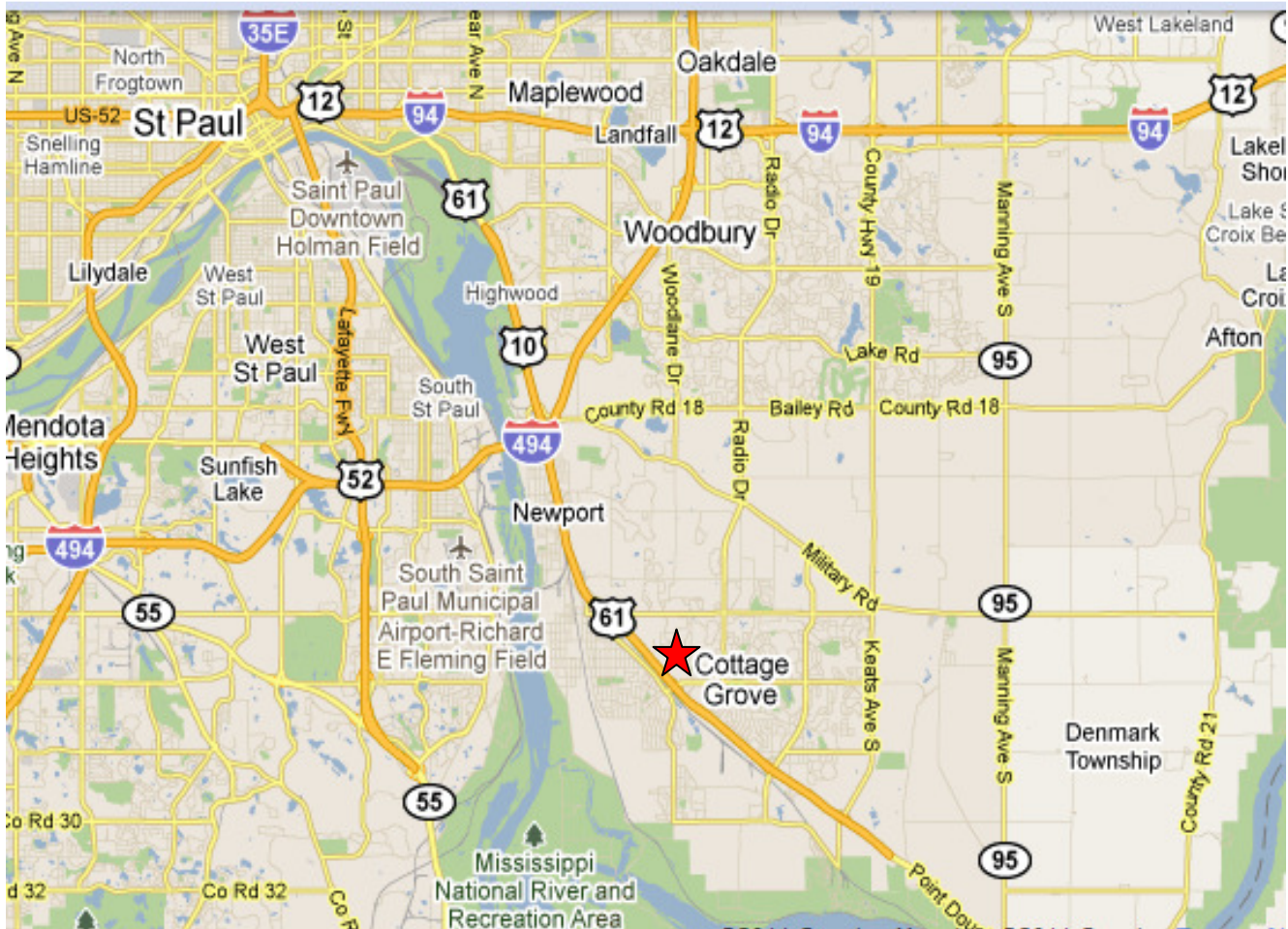
Mr. John M. Burbank AICP
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Community Development Department
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