

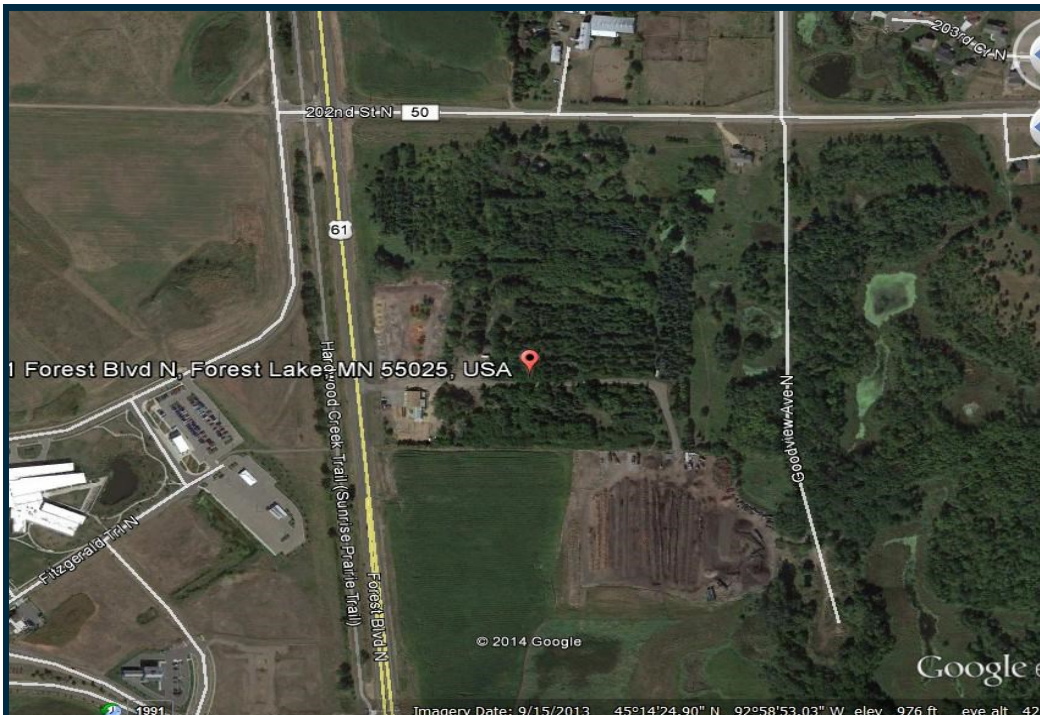
For Sale

**Commercial Land
\$699,000
(\$1.53 PSF)**

- 10.5 Acres
- Excellent Highway 61 Location
- Highly Visible
- Excellent Accessibility
- Zoned Commercial
- Possible Seller Financing or Project Participation



**SE Corner of Forest Blvd & 202nd Street N
Forest Lake, MN**



For more information contact:

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651.216.4858 mobile
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**SE Corner of Forest Blvd & 202 St N.
Forest Lake, MN**

SALIENT FACTS AND CONCLUSIONS

(from a 2007 Appraisal)

GENERAL DESCRIPTION:	An “L” shaped tract of vacant land containing 10.5 acres or about 457,380 square feet.
LOCATION:	At the southeast corner of Forest Boulevard and 202nd Street, in Forest Lake, Minnesota
PID #:	20.032.21.44.0005
ZONING:	NC—Neighborhood Commercial
LAND SIZE:	10.5 acres or 457,380 square feet
HIGHEST & BEST USE:	Commercial
APPRAISED VALUE:	\$3.75 per square foot or \$1,715,000
DATE OF VALUATION:	January 25, 2007
APPRAISERS:	F.W. Gergen, MAI Garry Kjos

**SE Corner of Forest Blvd & 202 St N.
Forest Lake, MN**

DESCRIPTION OF THE SITE

(from a 2007 Appraisal)

LOCATION:	The southeast corner of U.S. Highway 61 and 202nd St. N, in the southerly portion of the City of Forest Lake, MN.
AREA:	10.5 acres or 457,380 square feet
SHAPE:	“L” shaped
BOUNDARIES:	582 feet +/- west line on Forest Blvd (US Hwy 61) 1,040 feet +/- south line 317 feet +/- east line 417 feet +/- north line on 202nd Street N
EASEMENTS:	Proposed ponding and flowage easement in northeast corner Airport expansion easement in southwest corner
ENCROACHMENTS:	None observed
STREET IMPROVEMENTS:	Paving: Bituminous Curbs: None Walks: None Alley: None
UTILITIES:	Electric: Xcel Gas: Xcel Sewer: Public—available on 202nd Street N Water: Public—available on 202nd Street N Storm: Public
PARKING:	On site only
FLOOD DATA:	Zone C, Limited Flood Hazard. Panel #2704990125B, May 17, 1982
VISIBILITY:	Good visibility and access from both Forest Boulevard (US Highway 61) and 202nd Street N.
TOPOGRAPHY:	Generally level to rolling—at or near street grade
SOILS:	We were not provided with soil tests in conjunction with this report. Our inspection did not suggest any subsoil deficiencies. There are no designated wetlands on the site. We are therefore assuming that the subsoil is sufficient to sustain typical commercial construction.

SE Corner of Forest Blvd & 202 St N.
Forest Lake, MN

Tax Statement

Washington County Department of Property Records and Taxpayer Services
14849 62nd Street North PO Box 200
Stillwater, MN 55082-0200
(651) 430-6175 www.co.washington.mn.us

Property ID: **20.032.21.44.0005** Bill#: **1068014**

Taxpayer: WINSTED INVESTMENT LLC
5010 HILLSBORO AVE N
NEW HOPE MN 55428-4029

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REFUNDS?**

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Property Address:

Description:

 Section 20 Township 032 Range 021 PT N 683FT OF S1/2-SE-1/4 LYING W. OF E 300FT LYING ELY OF ELY ROW LN HWY 61 & LYING S OF S LN OF WASH CO ROW PLAT 71 EXC. THEREFROM THE N 302.64FT OF W 698.73FT OF E 958.73FT SD S1/2-SE-1/4

TAX STATEMENT 2018

2017 Values for Taxes Payable in

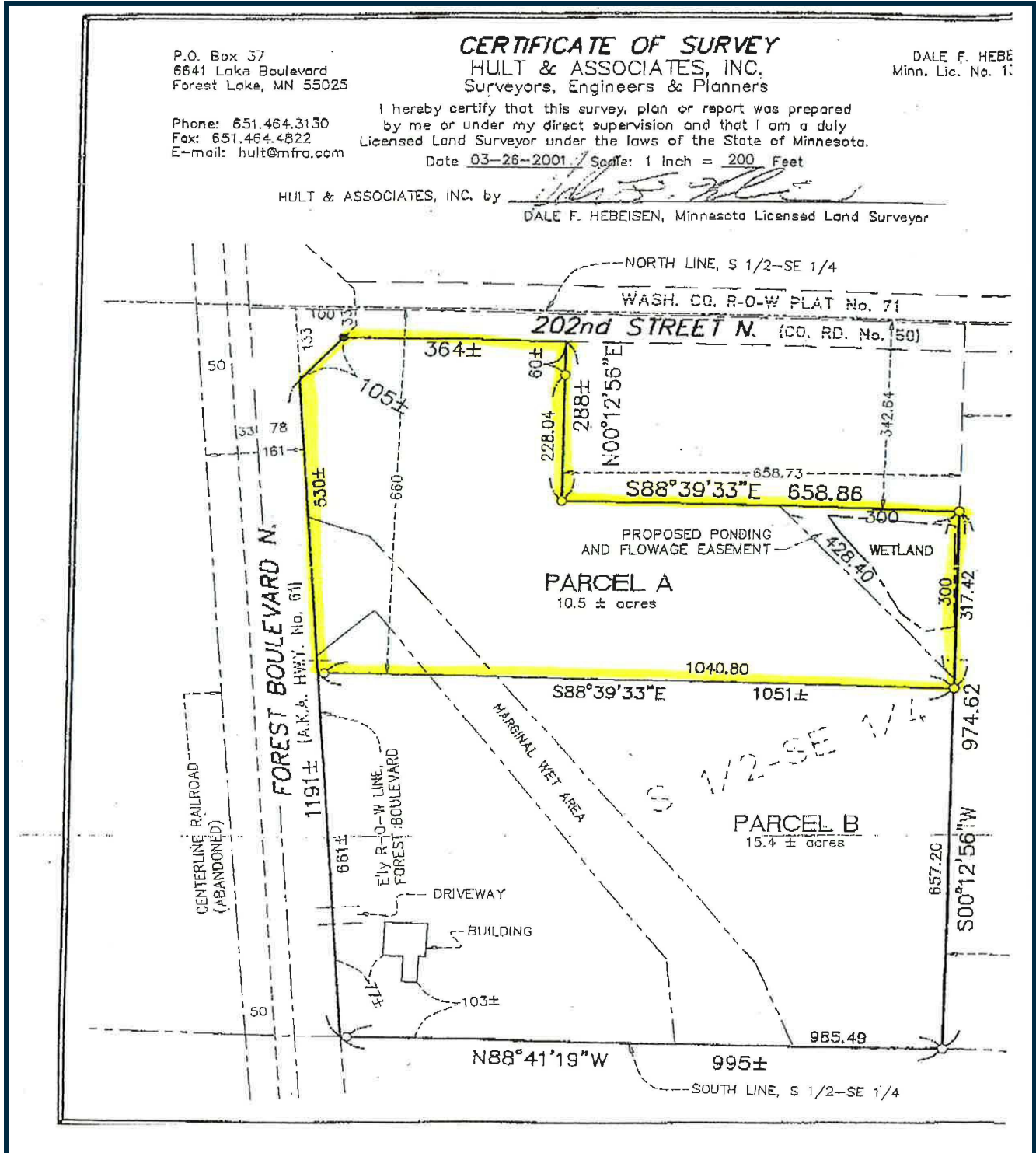
		VALUES AND CLASSIFICATION	
		2017	2018
Step 1	Taxes Payable Year:		
	Estimated Market Value:	638,800	638,800
	Homestead Exclusion:		
	Taxable Market Value:	638,800	638,800
Step 2	New Improvements/ Expired Exclusions:		
	Property Classification:	CommInd	CommInd
<i>Sent in March 2017</i>			
Step 3	PROPOSED TAX		
	<i>Did not include special assessments or referenda approved by the voters at the November election</i>		
<i>Sent in November 2017</i>			
PROPERTY TAX STATEMENT			
		May 15	\$9,831.00
		October 15	\$9,831.00
		Total Taxes Due in 2018: \$19,662.00	

Tax Detail for Your Property:

		2017	2018
Taxes Payable Year:			
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked you owe delinquent taxes and are not eligible. <input type="checkbox"/>			
		\$0.00	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			
		\$0.00	\$0.00
3. Property taxes before credits			
		\$21,538.00	\$19,662.00
4. Credits that reduce property taxes			
		\$0.00	\$0.00
		\$0.00	\$0.00
		\$21,538.00	\$19,662.00
5. Property taxes after credits			
		\$2,263.94	\$2,307.20
		\$18.08	\$17.24
		\$3,232.23	\$3,221.99
		\$5,508.15	\$4,617.23
		\$1,546.26	\$1,462.75
		\$1,596.21	\$1,283.54
		\$63.77	\$62.77
		\$97.17	\$94.37
		\$34.40	\$33.87
		\$155.24	\$141.43
		\$109.64	\$113.02
		\$6,868.75	\$6,284.06
		\$24.16	\$22.53
		\$21,538.00	\$19,662.00
		\$0.00	\$0.00
		\$21,538.00	\$19,662.00



SE Corner of Forest Blvd & 202 St N.
Forest Lake, MN



The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.