

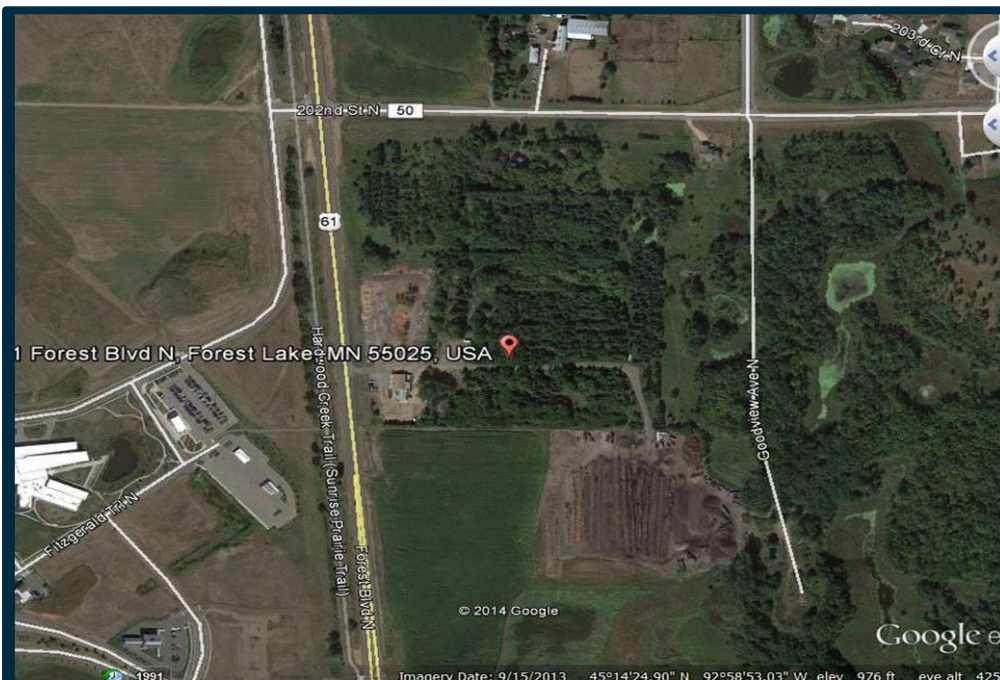
For Sale

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

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



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



For more information contact:

Kevin LaCasse
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 651.216.4858 mobile
 651.430.2480 fax
klacasse@greystone-commercial.com

SE Corner of Forest Blvd & 202nd 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 Certified General Real Property Appraisers

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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 ex-pansion 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 & 202nd St N
Forest Lake, MN

TAX STATEMENT

Washington County Parcel Information		
Parcel Number	Status	Last Update
20.032.21.44.0005	Active	10/20/2021 2:45:53 PM
Current Owner: WINSTED INVESTMENT LLC 5010 HILLSBORO AVE N NEW HOPE , MN 55428		Property Address: 0
Taxing District 2502 FOREST LAKE-831-RCWS		
Tax Description		
Section 20 Township 032 Range 021		

Tax Installment							
Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	2099979	5/15/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	2099979	10/15/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

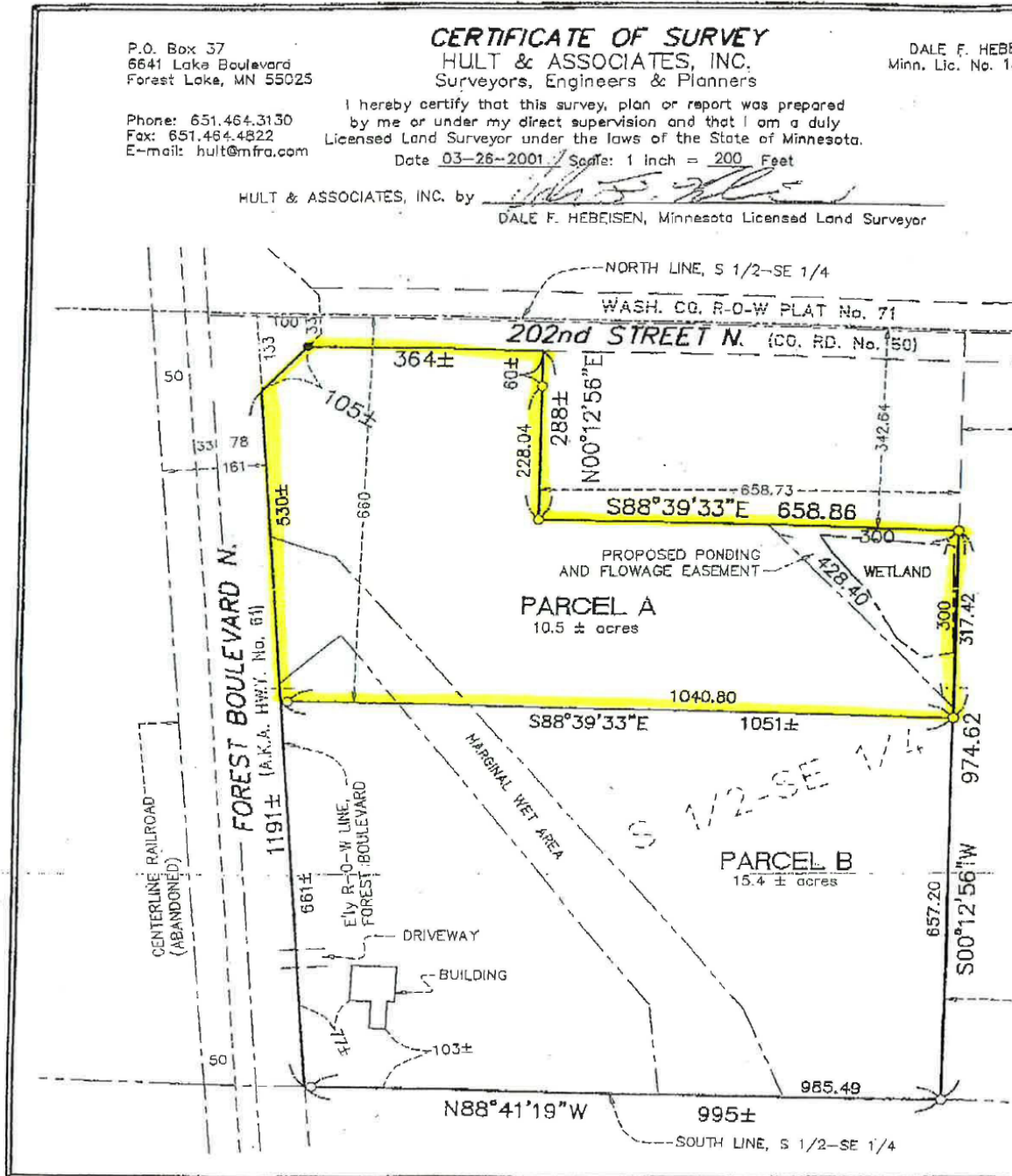
Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	2099979	WC21.15641	\$9,292.00	7/9/2021
2021	2099979	WC21.3919	\$9,292.00	4/9/2021

Tax Detail			
	Gross Tax	Credit	Net Tax
▼ <u>CITY OF FOREST LAKE</u>	\$3,105.78	\$0.00	\$3,105.78
▼ <u>FISCAL DISPARITIES</u>	\$6,154.92	\$0.00	\$6,154.92
▼ <u>ISD 831 FOREST LAKE</u>	\$2,988.02	\$0.00	\$2,988.02
▼ <u>METRO COUNCIL</u>	\$48.00	\$0.00	\$48.00
▼ <u>METRO MOSQUITO</u>	\$29.00	\$0.00	\$29.00
▼ <u>METRO TRANSIT DIST</u>	\$87.06	\$0.00	\$87.06
▼ <u>STATE OF MN</u>	\$3,797.12	\$0.00	\$3,797.12
▼ <u>WASHINGTON COUNTY</u>	\$2,117.05	\$0.00	\$2,117.05
▼ <u>WASHINGTON COUNTY CDA</u>	\$98.51	\$0.00	\$98.51
▼ <u>WASHINGTON COUNTY RRA</u>	\$12.00	\$0.00	\$12.00
▼ <u>WS RICE CREEK</u>	\$146.54	\$0.00	\$146.54
Total Tax	\$18,584.00	\$0.00	\$18,584.00



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Forest Lake, MN

SITE PLAN



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.