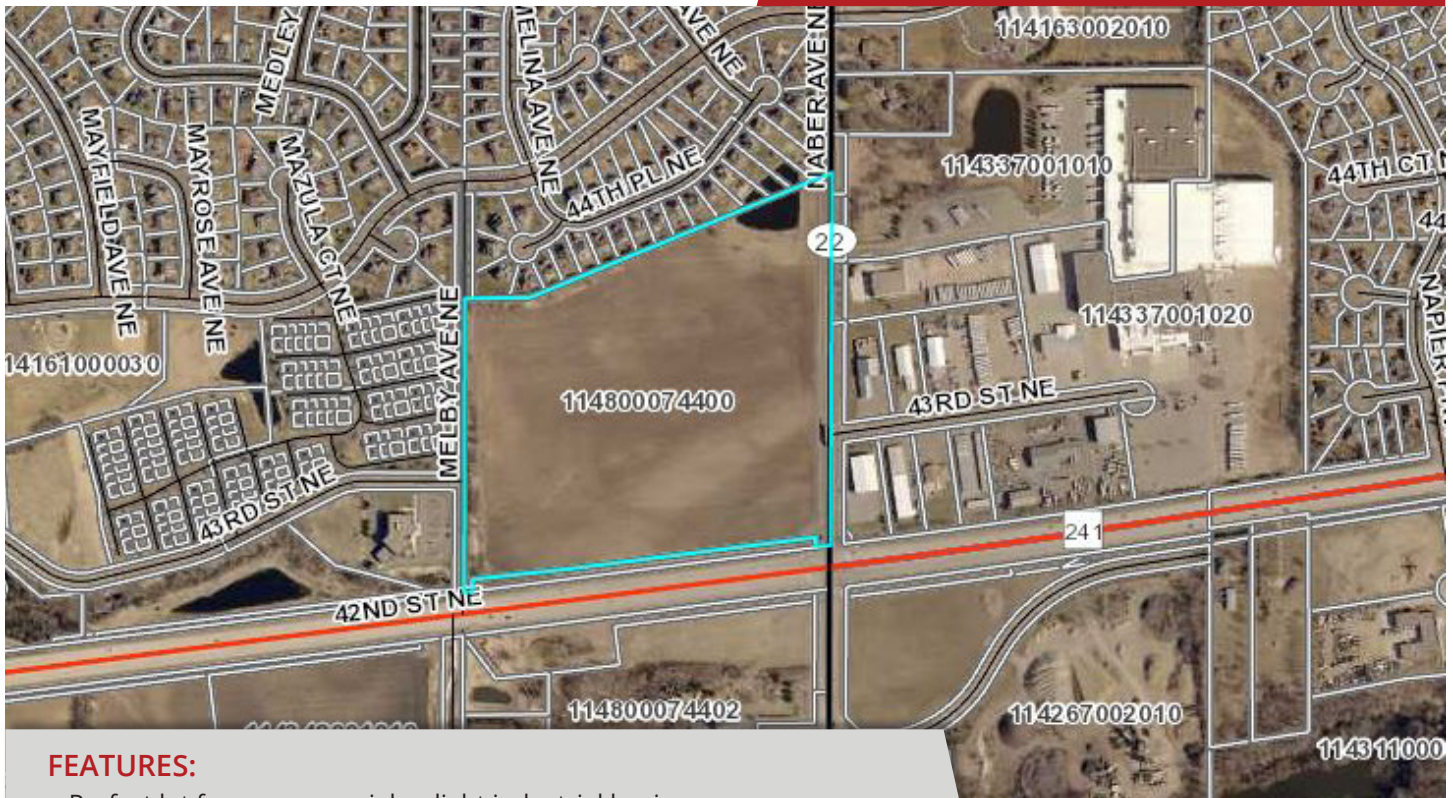




# St. Michael Land Commercial/Light Industrial

Hwy 241 & Naber Ave NE

**FOR SALE**  
**32.23 Acres**



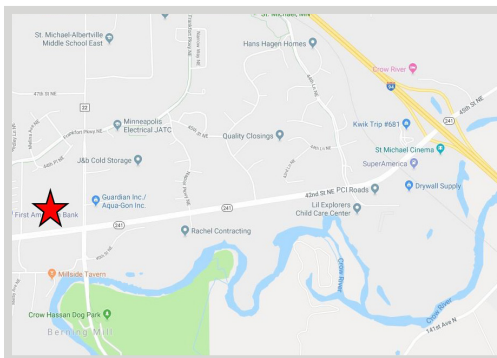
## FEATURES:

- Perfect lot for a commercial or light industrial business
- Convenient location just 1.5 miles west of I-94
- Visibility off Hwy 241
- Growing community under development
- Potential to subdivide property to approximately 5 acre parcels

**Sale Price**

**Price Reduced On 6.15.2021!!!**

**\$2,800,000**



## FACTS:

- ▲ 32.23 acres
- ▲ Zoning: A-1, General Agriculture
- ▲ Guided Land Use: Business/Office Park
- ▲ Amended to allow Light Industrial Uses!!
- ▲ PID #114-800-074400
- ▲ Utilities available
- ▲ Property Taxes - \$944.00 (2021)

Overview .....	1
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[www.arrowcos.com](http://www.arrowcos.com)



**AERIAL & MAP**

**FOR SALE**  
**32.23 Acres**



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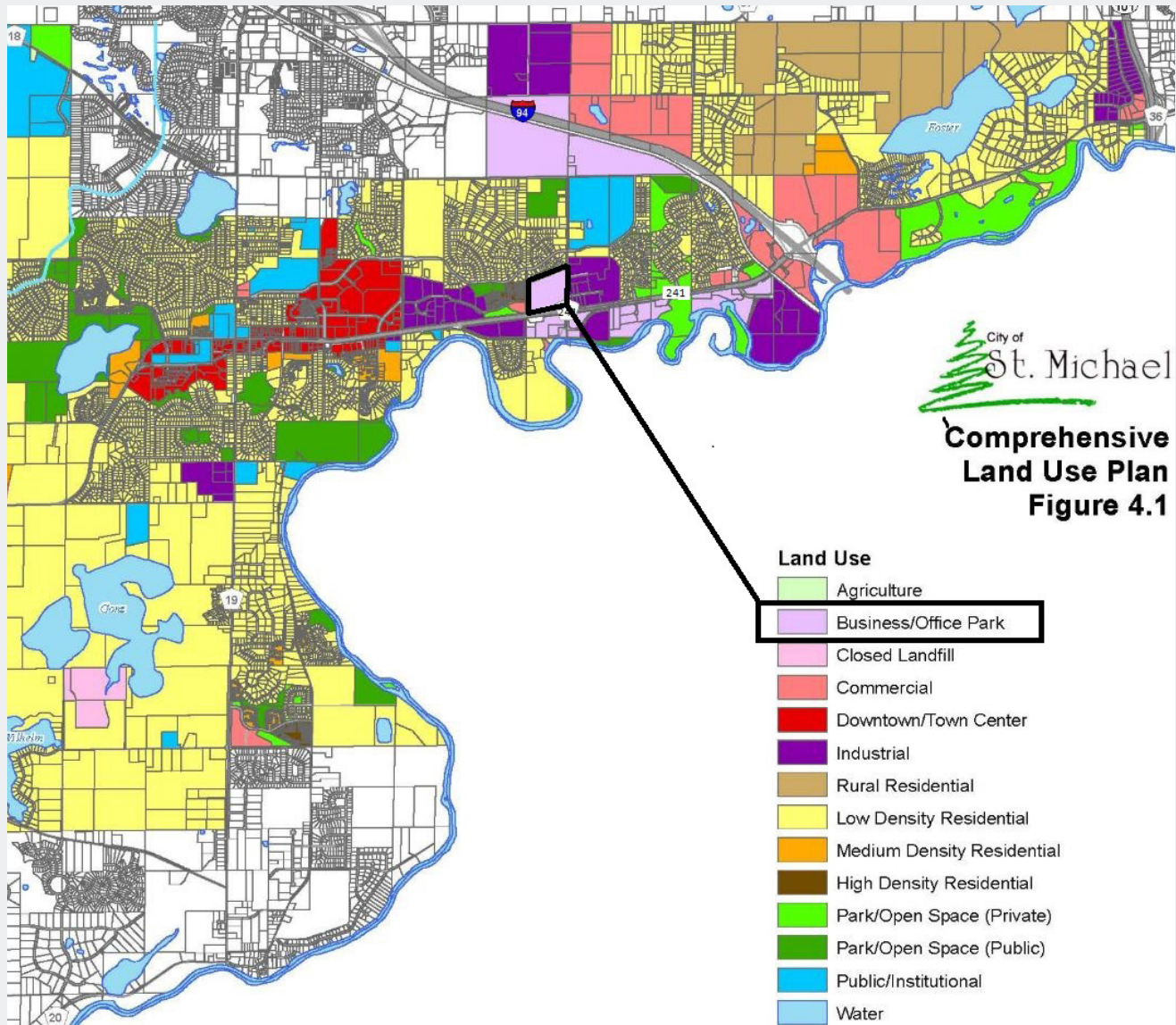
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**COMPREHENSIVE USE  
PLAN**

**FOR SALE**  
**32.23 Acres**



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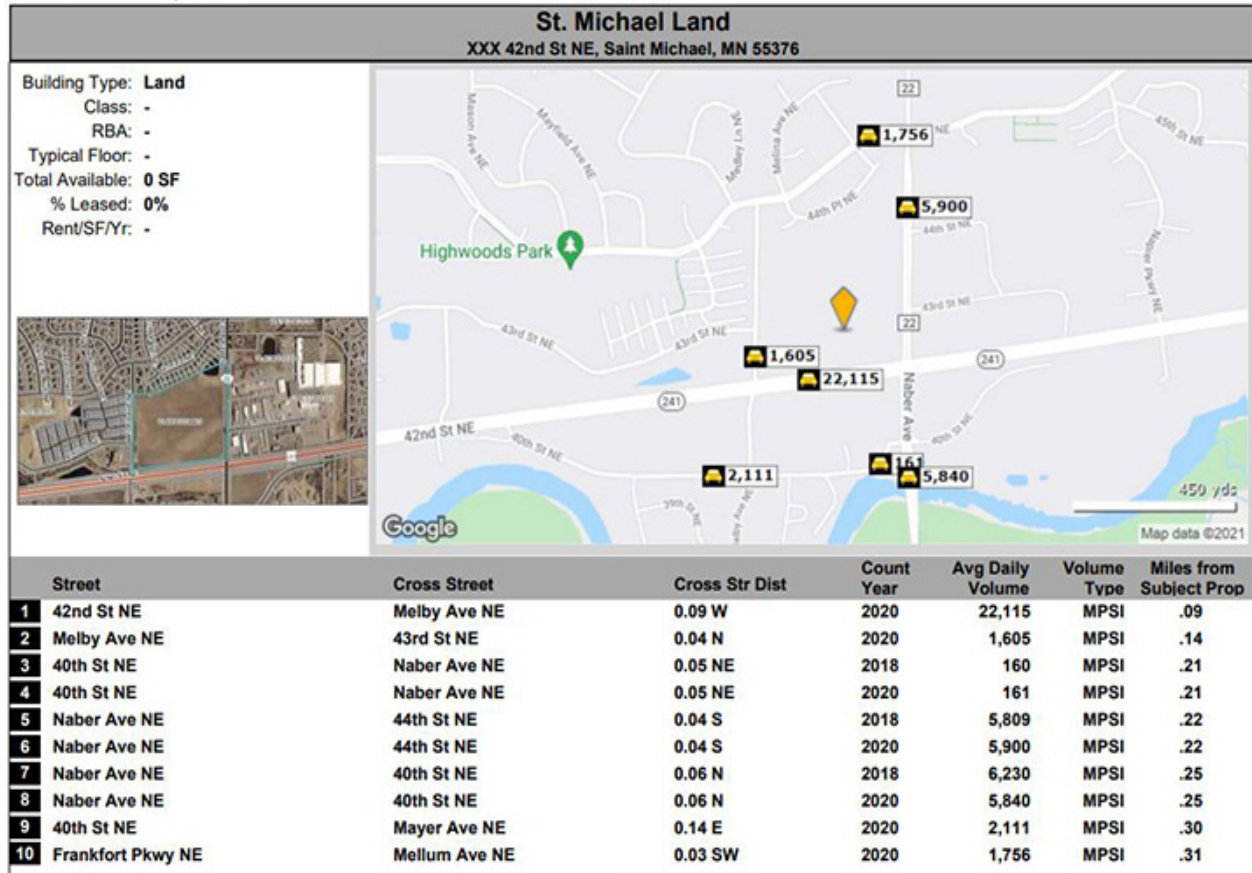
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**TRAFFIC COUNTS**

**FOR SALE**  
**32.23 Acres**

**Traffic Count Report**



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