

REO - BANK OWNED REDEVELOPMENT OPPORTUNITY FOR SALE!



32273 124th Street, Princeton, MN 55371



OFFERING SUMMARY

SALE PRICE:	\$349,900
LOT SIZE:	1.51 Acres
BUILDING SIZE:	4,256 SF
ZONING:	UE - URBAN EXPANSION
MARKET:	Sherburne County
TRAFFIC COUNT:	13,700

PROPERTY OVERVIEW

Bank owned - REO Prime redevelopment opportunity adjacent to Coborn's grocery store and AmericInn hotel. Great visibility! 1.51 acres located on the corner of 323rd Ave NW & 124th Street NW. The property is near the South Rum River Drive exit off of Highway 169.

PROPERTY HIGHLIGHTS

- REO Bank Owned Property
- Prime Redevelopment Corner
- 1.51 Acres
- Traffic Count is 13,700 on Rum River Drive
- Traffic Count is 21,200 on Highway 169
- 2019 Property Taxes - \$7,184

KW COMMERCIAL
7365 Kirkwood Court N
Maple Grove, MN 55369

STEVE WILHELMY
Associate Broker
O: 612.619.2638
C: 612.619.2638
steve.wilhelmy@kwcommercial.com
MN #40376351

AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

Outside Broker Address: 10402 73rd Ave N, Maple Grove, MN 55369

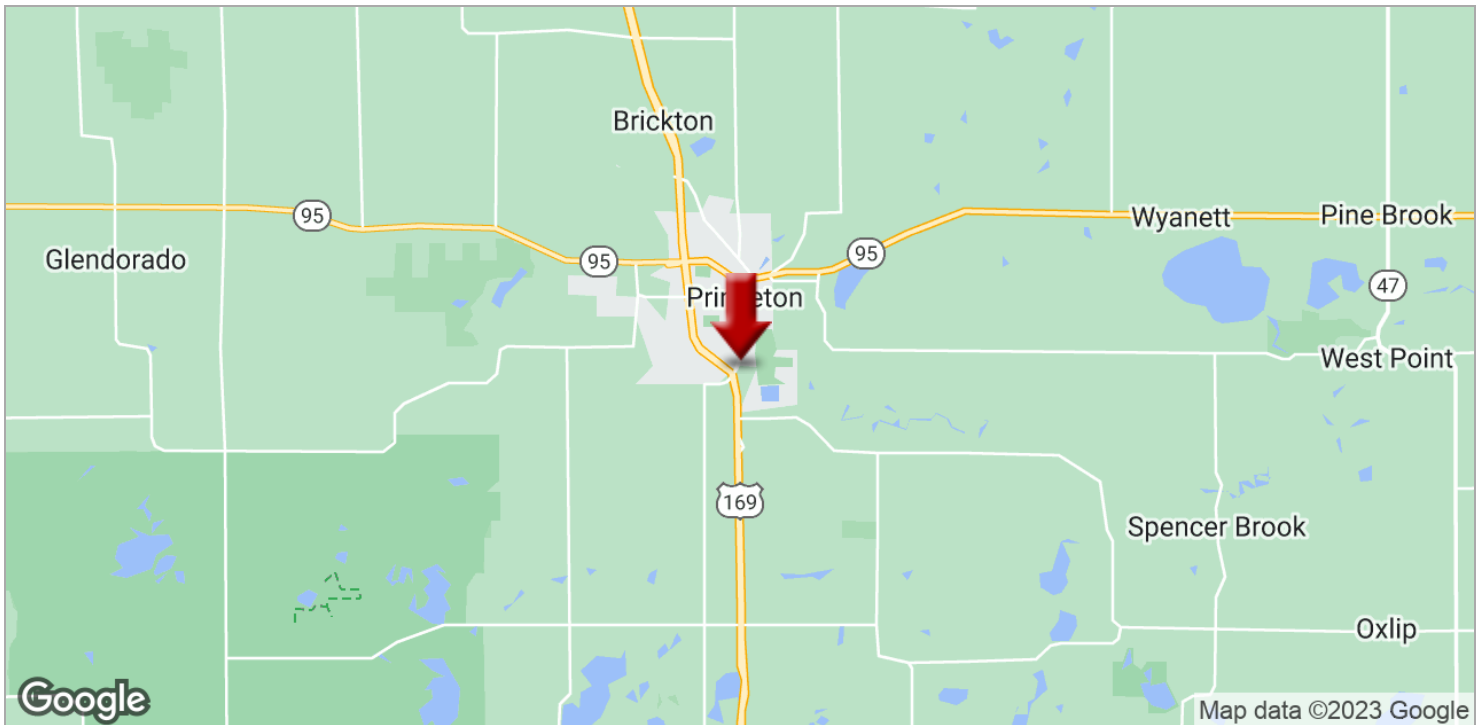
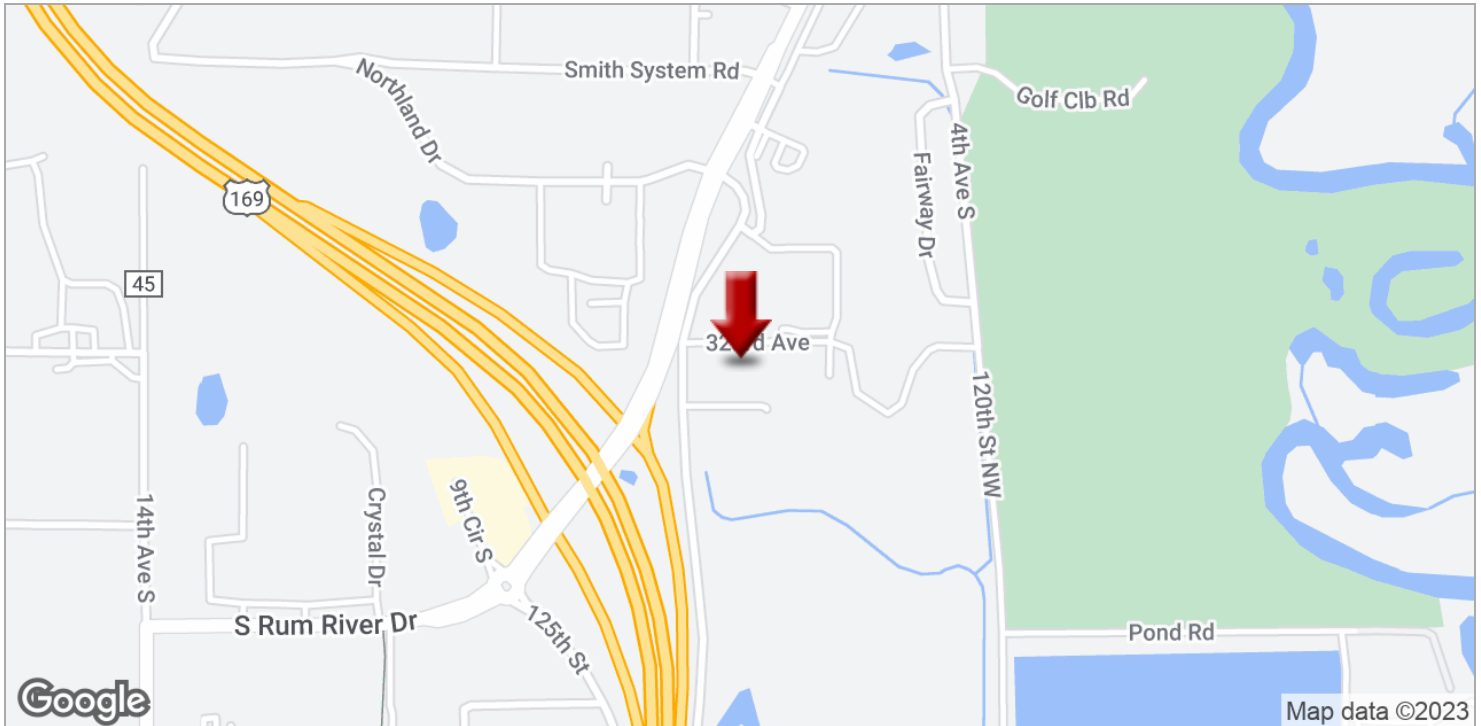
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

REO - BANK OWNED REDEVELOPMENT OPPORTUNITY FOR SALE!



32273 124th Street, Princeton, MN 55371



KW COMMERCIAL
7365 Kirkwood Court N
Maple Grove, MN 55369

STEVE WILHELMY
Associate Broker
O: 612.619.2638
C: 612.619.2638
steve.wilhelmy@kwcommercial.com
MN #40376351

AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

Outside Broker Address: 10402 73rd Ave N, Maple Grove, MN 55369

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

INDUSTRIAL FOR SALE

32273 124th Street, Princeton, MN 55371



KW COMMERCIAL
7365 Kirkwood Court N
Maple Grove, MN 55369

STEVE WILHELMY
Associate Broker
O: 612.619.2638
C: 612.619.2638
steve.wilhelmy@kwcommercial.com
MN #40376351

AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

Outside Broker Address: 10402 73rd Ave N, Maple Grove, MN 55369

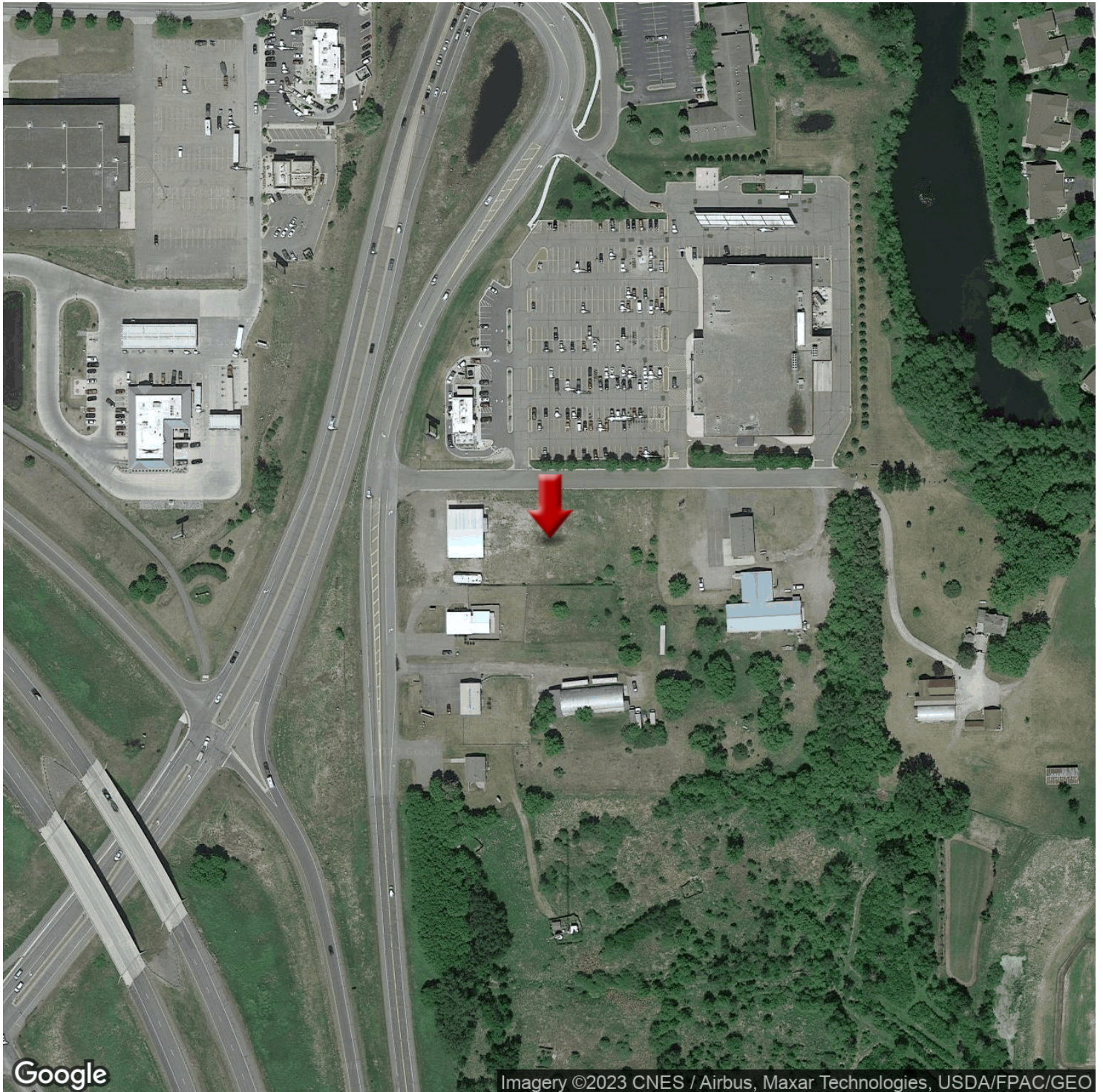
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

REO - BANK OWNED REDEVELOPMENT OPPORTUNITY FOR SALE!



32273 124th Street, Princeton, MN 55371



KW COMMERCIAL
7365 Kirkwood Court N
Maple Grove, MN 55369

STEVE WILHELMY
Associate Broker
O: 612.619.2638
C: 612.619.2638
steve.wilhelmy@kwcommercial.com
MN #40376351

AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

Outside Broker Address: 10402 73rd Ave N, Maple Grove, MN 55369

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

REO - BANK OWNED REDEVELOPMENT OPPORTUNITY FOR SALE!



32273 124th Street, Princeton, MN 55371



KW COMMERCIAL
7365 Kirkwood Court N
Maple Grove, MN 55369

STEVE WILHELMY
Associate Broker
O: 612.619.2638
C: 612.619.2638
steve.wilhelmy@kwcommercial.com
MN #40376351

AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

Outside Broker Address: 10402 73rd Ave N, Maple Grove, MN 55369

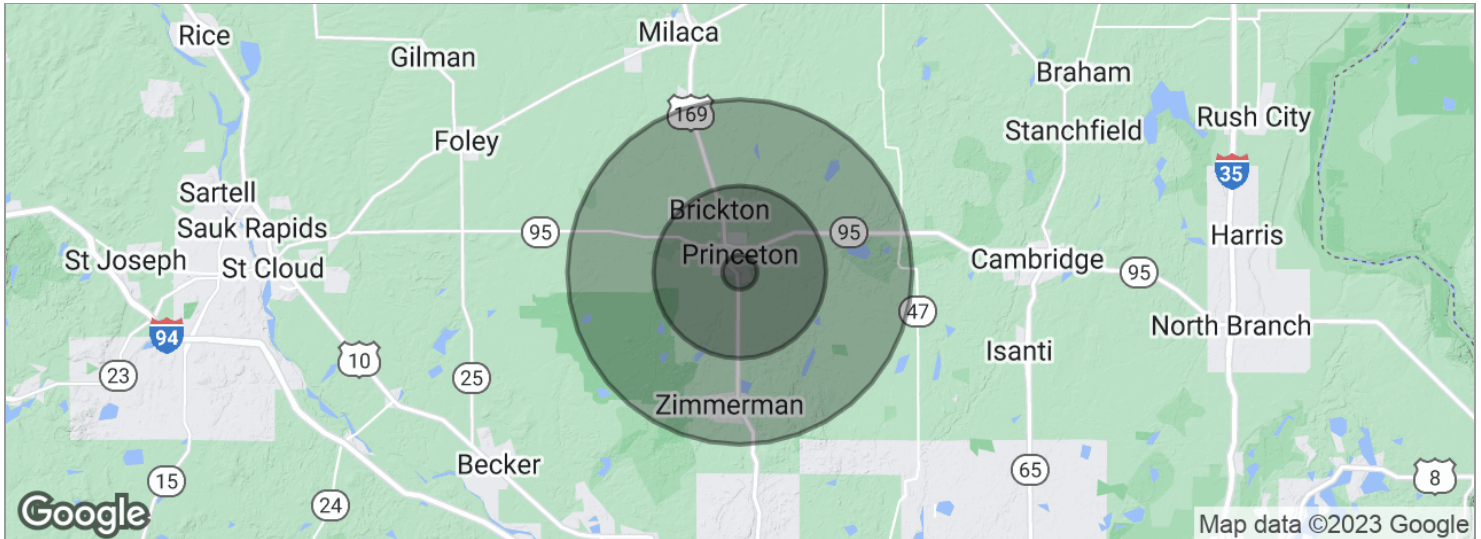
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

REO - BANK OWNED REDEVELOPMENT OPPORTUNITY FOR SALE!



32273 124th Street, Princeton, MN 55371



POPULATION	1 MILE	5 MILES	10 MILES
Total population	918	15,985	36,027
Median age	35.9	36.1	35.4
Median age (male)	35.6	35.8	35.7
Median age (Female)	38.0	37.8	35.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	363	6,257	13,179
# of persons per HH	2.5	2.6	2.7
Average HH income	\$60,664	\$61,956	\$68,570
Average house value	\$217,711	\$220,895	\$240,018

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
7365 Kirkwood Court N
Maple Grove, MN 55369

STEVE WILHELMY
Associate Broker
O: 612.619.2638
C: 612.619.2638
steve.wilhelmy@kwcommercial.com
MN #40376351

AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

Outside Broker Address: 10402 73rd Ave N, Maple Grove, MN 55369

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com