

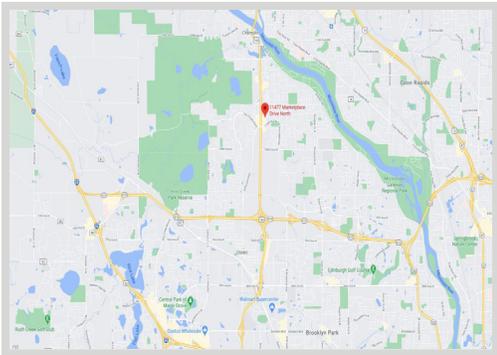
FOR SALE
0.71 ACRES



FEATURES:

- 0.71 Acre lot "For Sale" in Champlin, MN.
- Great location for any retail business or office building.
- City Sewer, Water and Stormwater hook-ups in place.
- Monument signage available on Hwy. 169 (41,784 Vehicles / Day).
- Zoned C-2 (General Commercial Use).

Sales Price
PRICE REDUCTION!!!
\$169,900



FACTS:

- ▲ **PID - 31-120-21-13-0103**
- ▲ **Property Taxes (2022) - \$1,662.40**

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AERIAL & MAP

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SITE PLAN

FOR SALE
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ZONING INFO

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C-2 Commercial-General Business District

The C-2 commercial-general business district is intended to contain basic retail areas that are compact and convenient to the residents of the community. The districts must be provided with public sanitary sewer, storm sewer, and municipal water

No business shall be allowed to locate in a commercial building if the primary entrance to such business is through the rear of the building, if such commercial building has a rear yard which is adjacent to residentially zoned property and unseparated by a public street or highway right-of-way unless all of the following conditions are met:

- The property is zoned C-2 (general business);
- The proposed business is a permitted use in a C-2 district under this section, if the business has its primary entrance in the front of the building; and
- A conditional use permit is granted by the city council. With such conditional use permit approval, the city may place conditions that protect the health, safety, morals and general welfare of the citizens of the city.

The following uses shall be permitted in commercial districts:

Clinics / Medical offices, Coffee Shops, Convenience Grocery Stores, Dry Cleaning & Laundry services, Financial Institutions, Health related clubs or studios, Labs (medical or dental), Funeral Homes, Off-sale Liquor Stores, Offices with or without merchandising, Personal Service Establishments, Pet or Animal clinics, Plumbing and Heating showrooms, Printing related agencies, Retail Shops or Stores, Public Buildings, Specialty Shops.

The following uses shall need to be approved conditional use permits in commercial districts:

Boarding houses or nursing homes, Commercial amusement establishment or recreation, Daycare facilities, Drive-In Restaurants, Equipment Rental, Garden Stores, Hospitals, Private Clubs, Religious Institutions, Restaurant or Nightclubs, Private Schools and Studios, Theatres (Indoor), Detached accessory structures.

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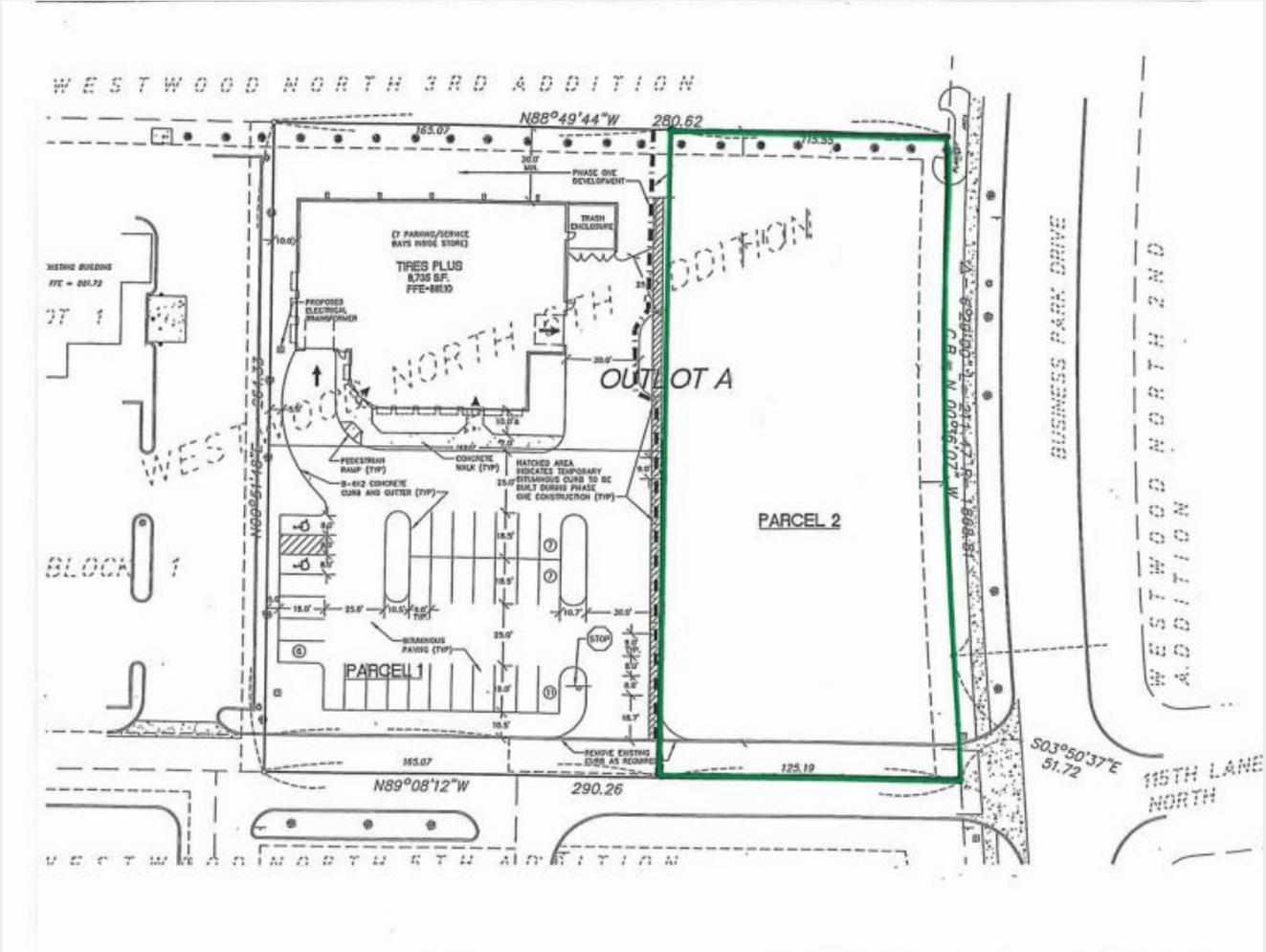
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SURVEY

FOR SALE
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MONUMENT SIGNAGE

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BUYER TO HAVE USE OF BOTTOM PANEL OF MONUMENT SIGN

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ADDITIONAL INFO

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POPULATION: 2010 Census (5 miles) - 155,128
2021 Estimated - 173,784
2026 Projection - 180,601

HOUSEHOLD INCOME: 2021 Avg. Household Income - \$103,024
2021 Median Household Income - \$84,262

TRAFFIC: Highway 169 - 41,784 VPD

DAYTIME EMPLOYEES: 27,165

CITY INFO: Champlin is located in northern Hennepin County on the west bank of the Mississippi River, about 17 miles northwest of Minneapolis. The City is approximately 8 square miles in size with an estimated population of 25,346. Champlin is bounded by the Mississippi River on the east and north, Brooklyn Park on the south, and Dayton, Maple Grove and the Elm Creek Park Reserve on the west. The City is home to over 200 thriving businesses and has approximately 300 acres of City owned park land at 32 locations. Champlin has approximately 800 acres of the Elm Creek Park Reserve located within its boundaries.

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