

FOR SALE

W 126th Street
Savage, Minnesota



PROPERTY HIGHLIGHTS

- 1.92 Buildable Acres
- New Holiday Station Store Adjacency
- Zoned C-2 General Commerce District
- \$400,000 Purchase Price

USABLE SF	1.92 Acres
TRAFFIC COUNTS	26,500 Southbound
	54,000 Eastbound
	52,000 Westbound

TOTAL SF	4.534 Acres
1-MILE (POP.)	1,649
3-MILE (POP.)	50,172
MED. INCOME	\$103,711



JEFF SCHEIDEGGER

Account Contact
+1 314-384-8662
Jeff.scheidegger@cushwake.com

TOM MARTIN

Senior Director
+1 952 893 8232
Tom.Martin@cushwake.com

FOR SALE

W 126th Street

Savage, Minnesota

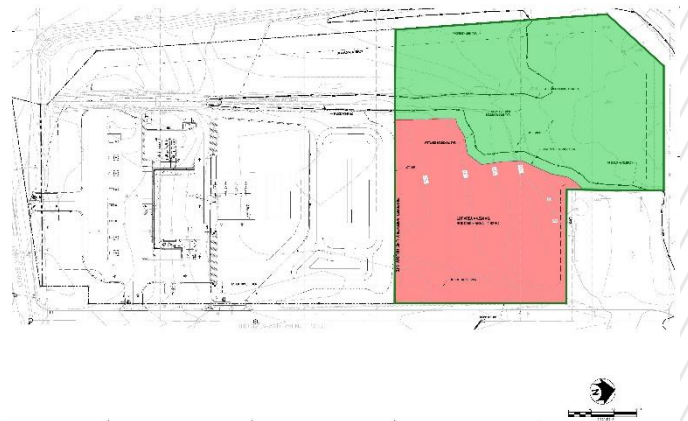
Pertinent Site Info

1.92 Acres buildable – part of a 4.5 Acre site at the SE corner of MN13 / Sioux Trail. New Holiday Station Store on 6.43 acres immediately south of the Subject Property. High-Capacity intersection at the NW corner of the site, and fully-controlled 2-lane + turn-lanes intersection at 126th. 2022 Assessed Market Value is \$781,500.00.



LEGAL INFORMATION

TAX PARCEL ID	265230020
2022 RE TAXES	\$20,934.00
ZONING	C-2, General Commerce



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER
Account Contact
+1 314-384-8662
Jeff.scheidegger@cushwake.com

TOM MARTIN
Senior Director
+1 952 893 8232
Tom.Martin@cushwake.com