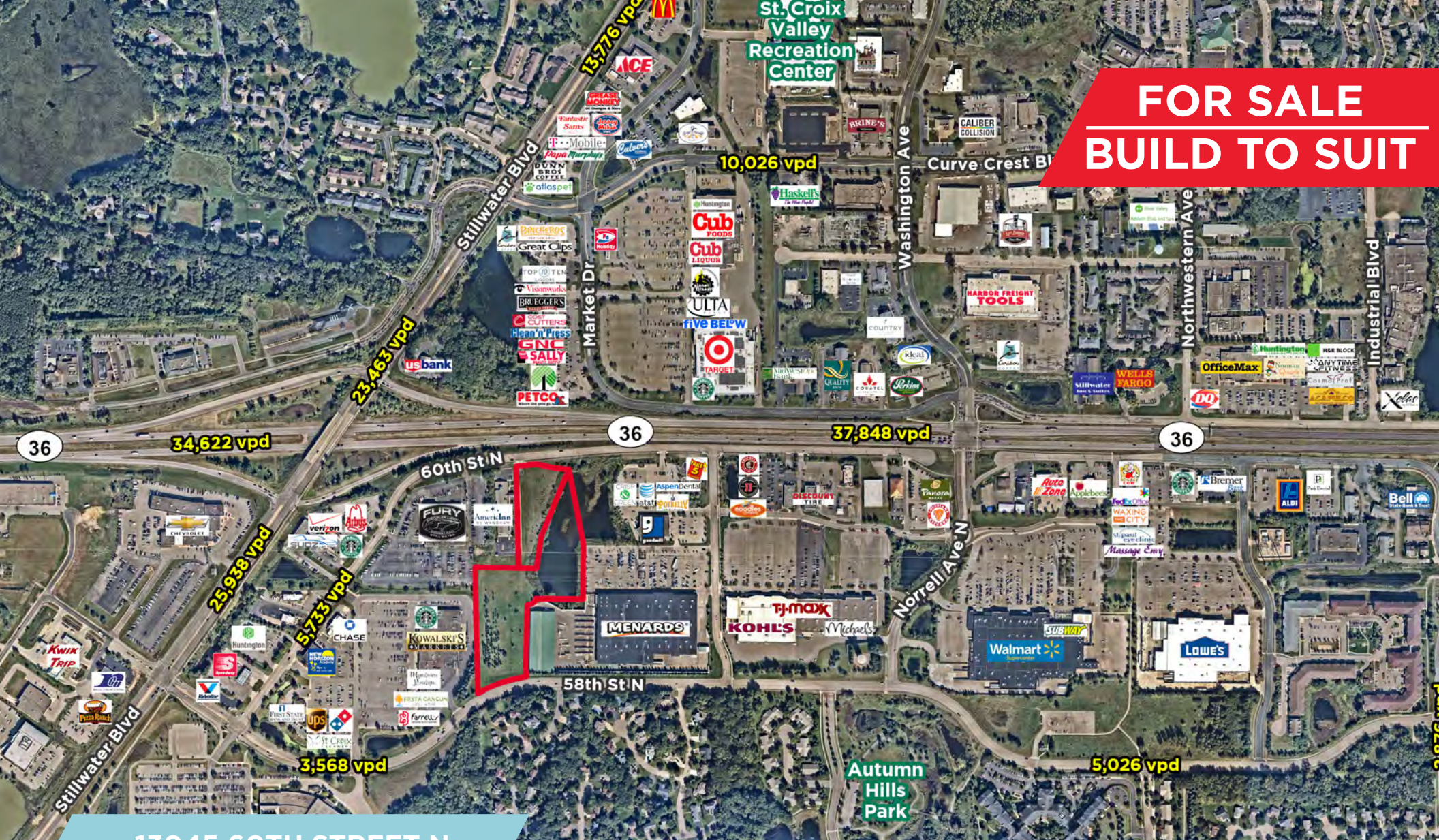


FOR SALE
BUILD TO SUIT



13045 60TH STREET N

2.34 & 7.36 COMMERCIAL ACRES
OAK PARK HEIGHTS, MN

WILLIAM MELIN
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13045 60TH STREET N

OAK PARK HEIGHTS, MN

Property Summary

The subject property includes a roughly 2 acre parcel and a 7 acre parcel guided for commercial and multifamily uses. Adjacent to the property is a multitude of uses, including hotels, auto dealerships, and retail establishments. The property offers a unique opportunity to develop one of the last remaining land sites in this immediate area.

Property Highlights

- Ideal retail location
- Well positioned on Hwy 36
- Sewer and water to property

Property Information

PID #	05.029.20.22.0014
Calculated Acres	9.6 Acres
Price	\$12.00 PSF Buildable
Future Use	Commercial, Commercial/Highway Business Development Area
2024 Total Tax	\$18,240



Demographics (2023)

	1 Mile	3 Miles	5 Miles
Population	4,840	30,615	46,416
Households	2,241	11,813	17,687
Average HH Income	\$125,827	\$146,046	\$161,645
Daytime Population	8,264	19,264	26,354

13045 60TH STREET N

OAK PARK HEIGHTS, MN

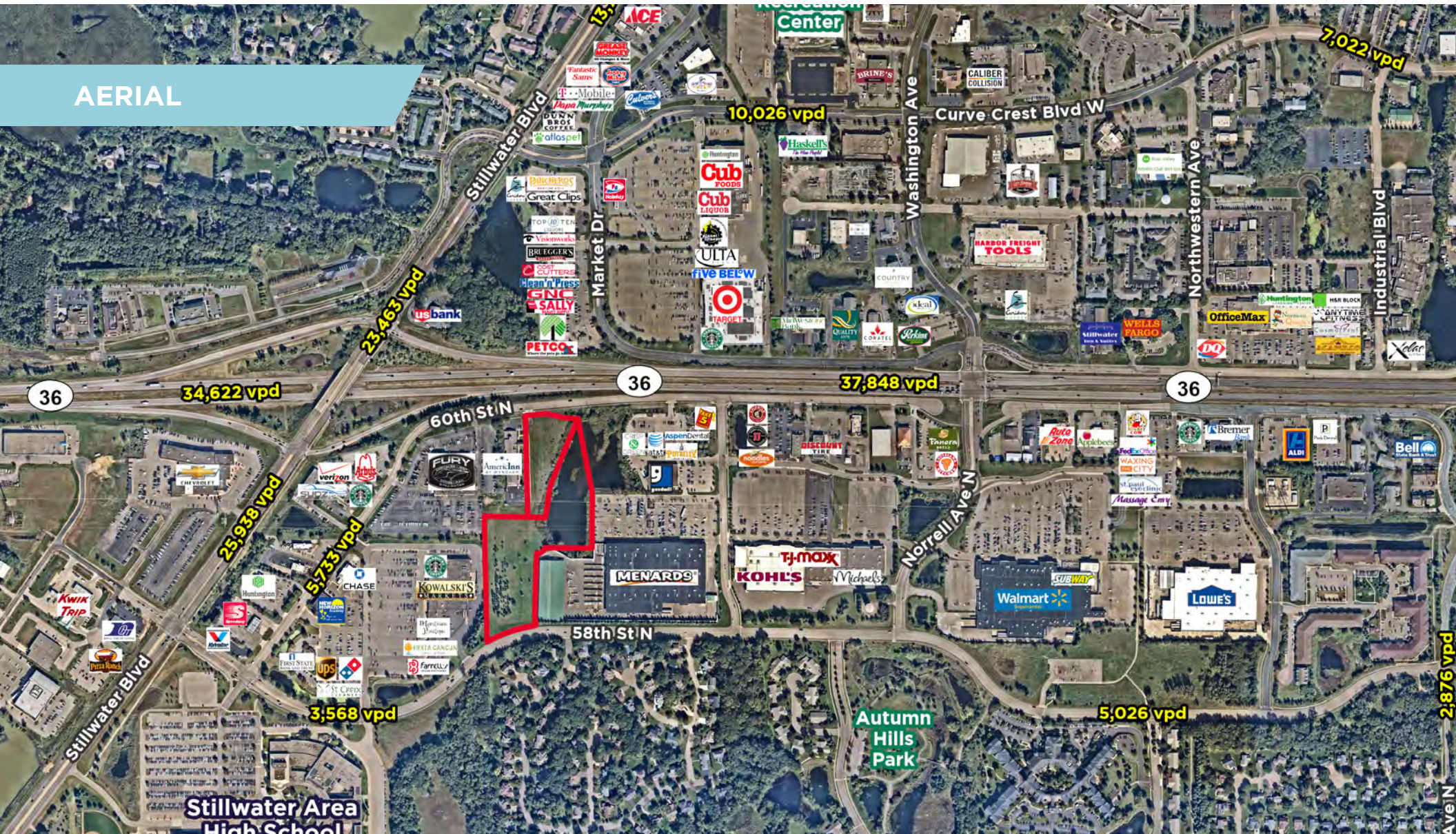
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13045 60TH STREET N

OAK PARK HEIGHTS, MN

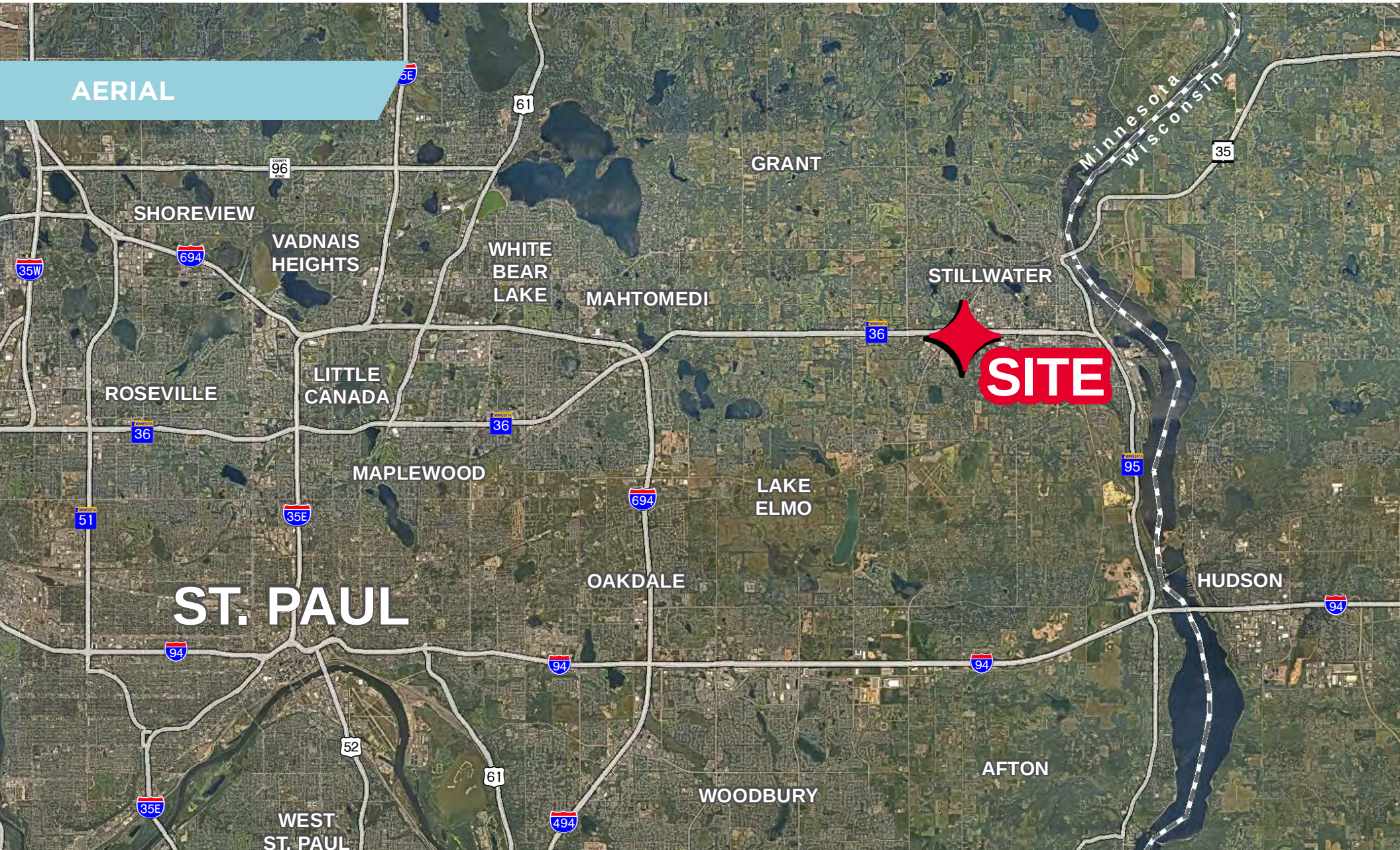
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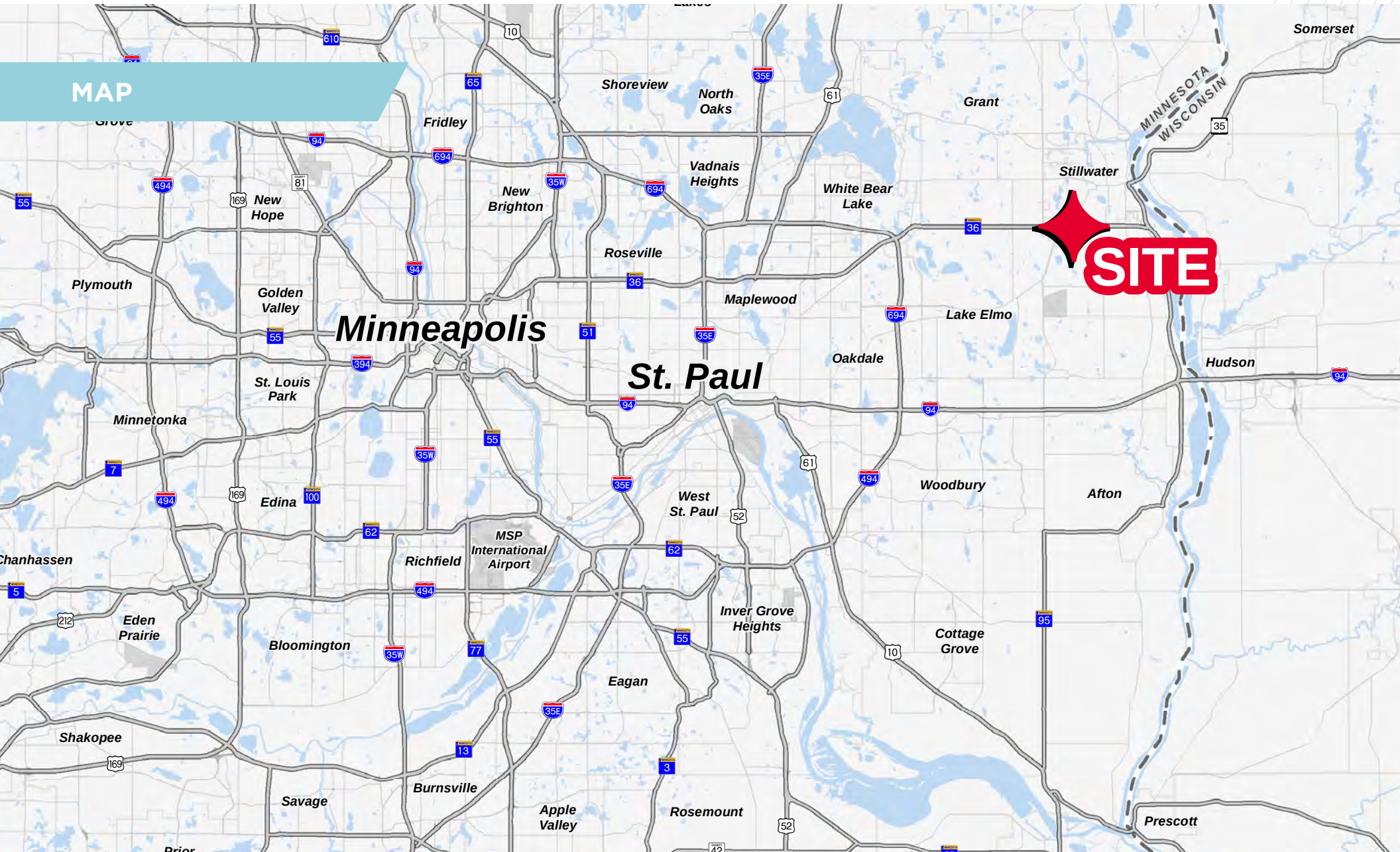
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OAK PARK HEIGHTS, MN

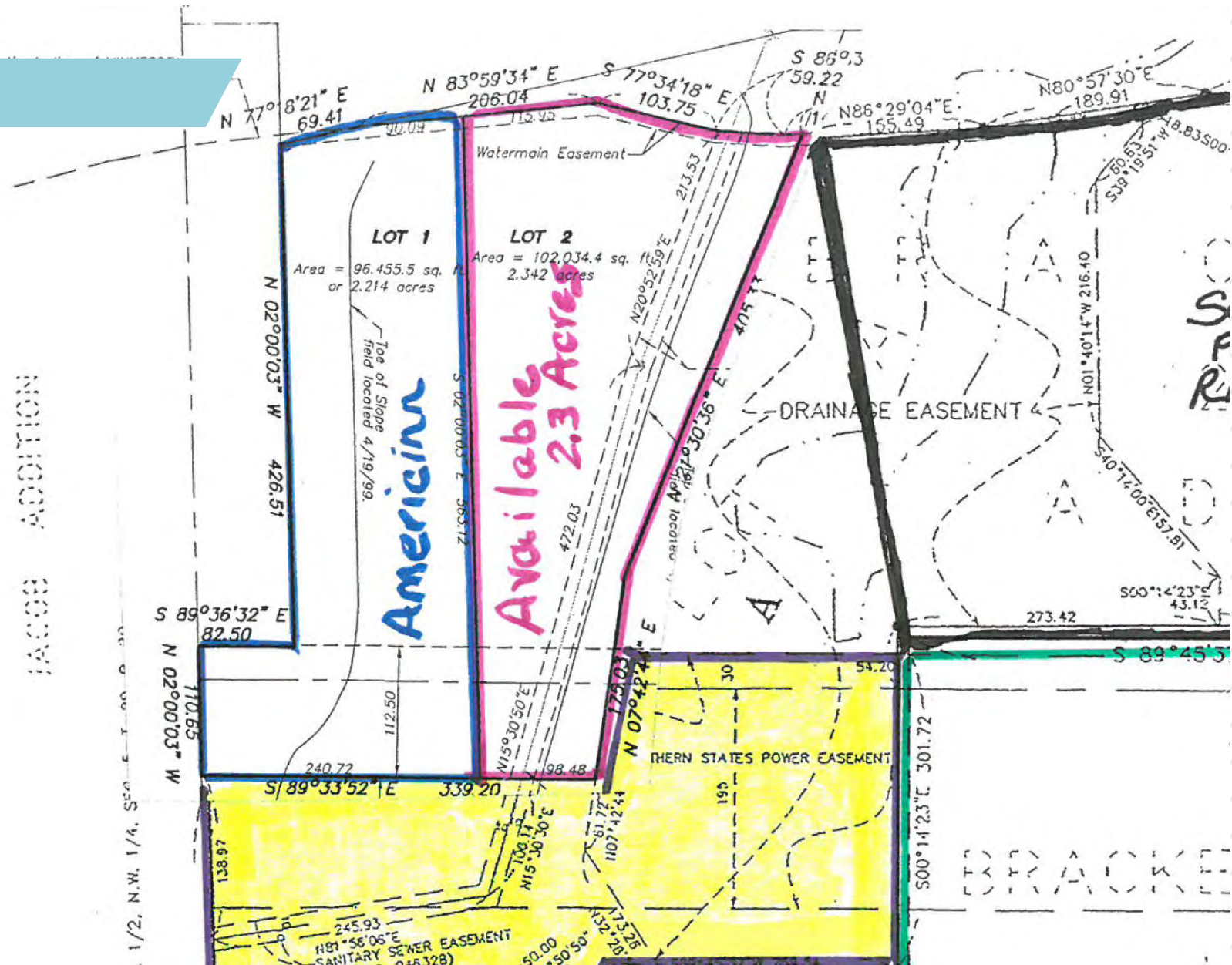
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MAP



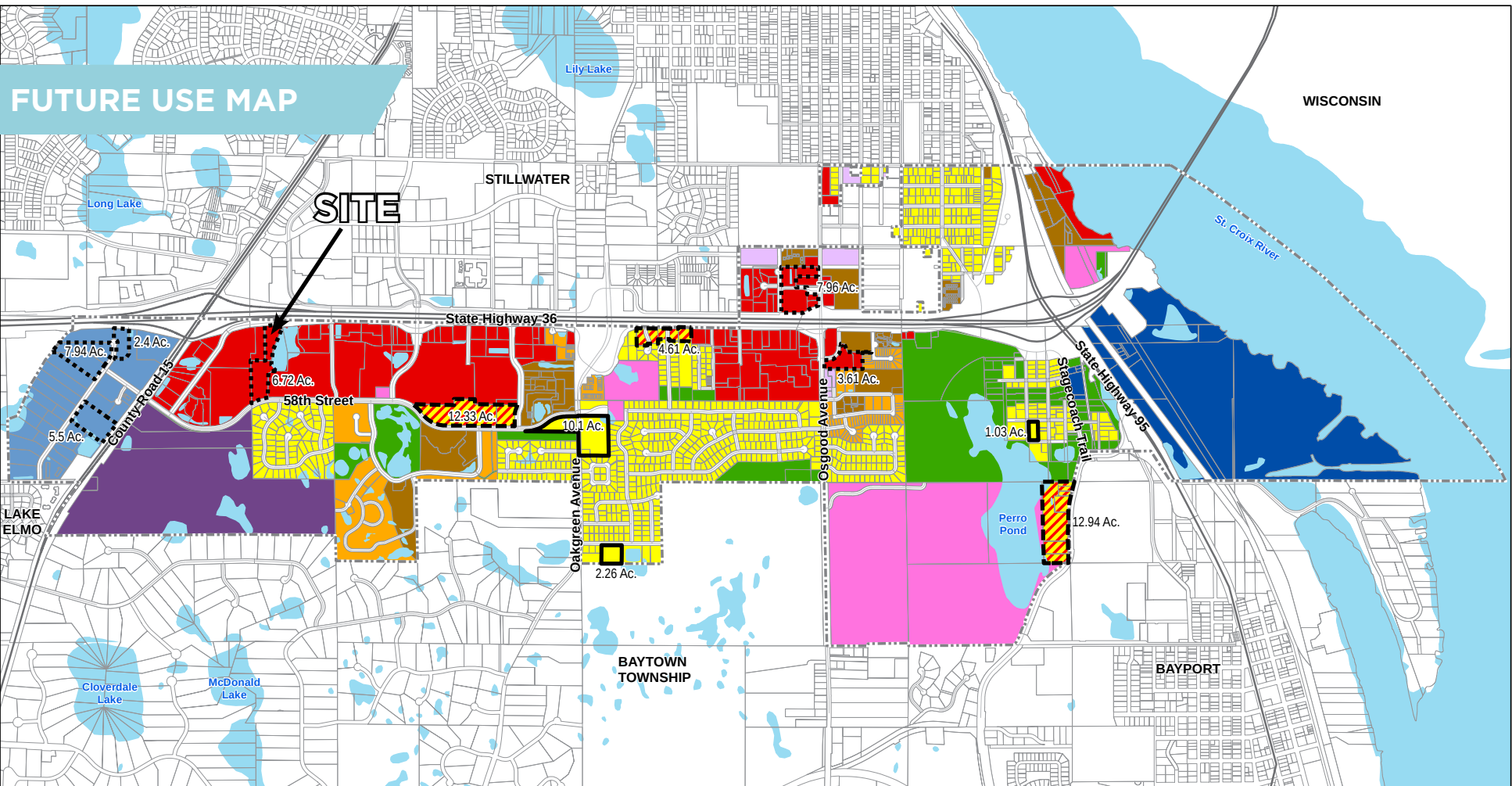
SURVEY



13045 60TH STREET N

OAK PARK HEIGHTS, MN

FUTURE USE MAP



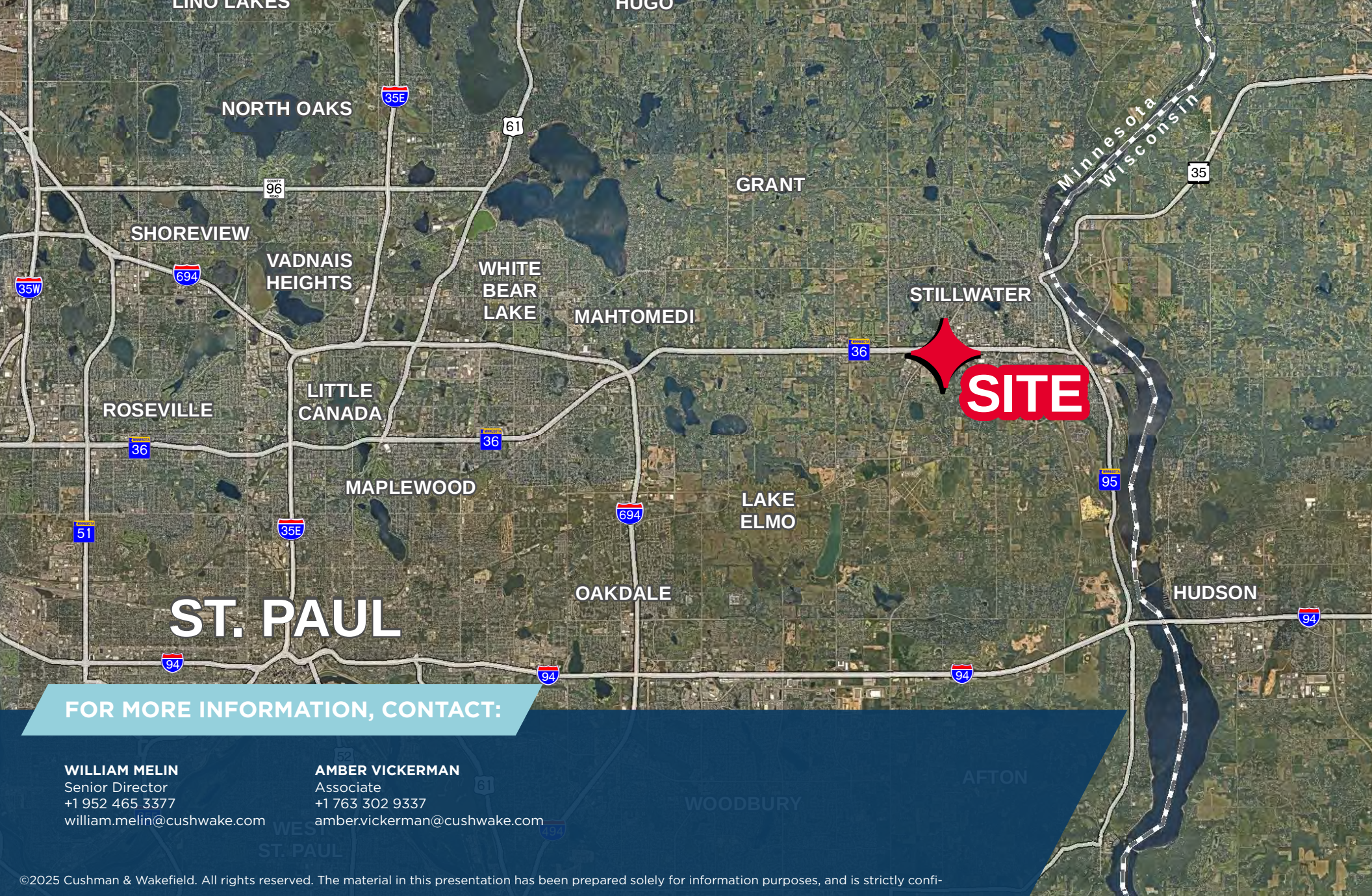
City Limits	High Density Residential	Industrial
Low Density Residential Development Areas, 1-3 Units/Acre	Residential/Business Transitional (Residential Required)	Highway Business/Warehouse
Mid/High Density Residential Development Areas, 8-32 Units/Acre	Quasi-Public Facilities	Park Facilities/Open Space
Commercial/Highway Business Development Areas	School Facilities	Right-of-Way
Low Density Residential	Government Facilities	Open Water
Medium Density Residential	Commercial	

City of Oak Park Heights Comprehensive Plan

Proposed Land Use Map

Source: The City of Oak Park Heights,
The Planning Company, & Stantec

August 2019



ST. PAUL

FOR MORE INFORMATION, CONTACT:

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