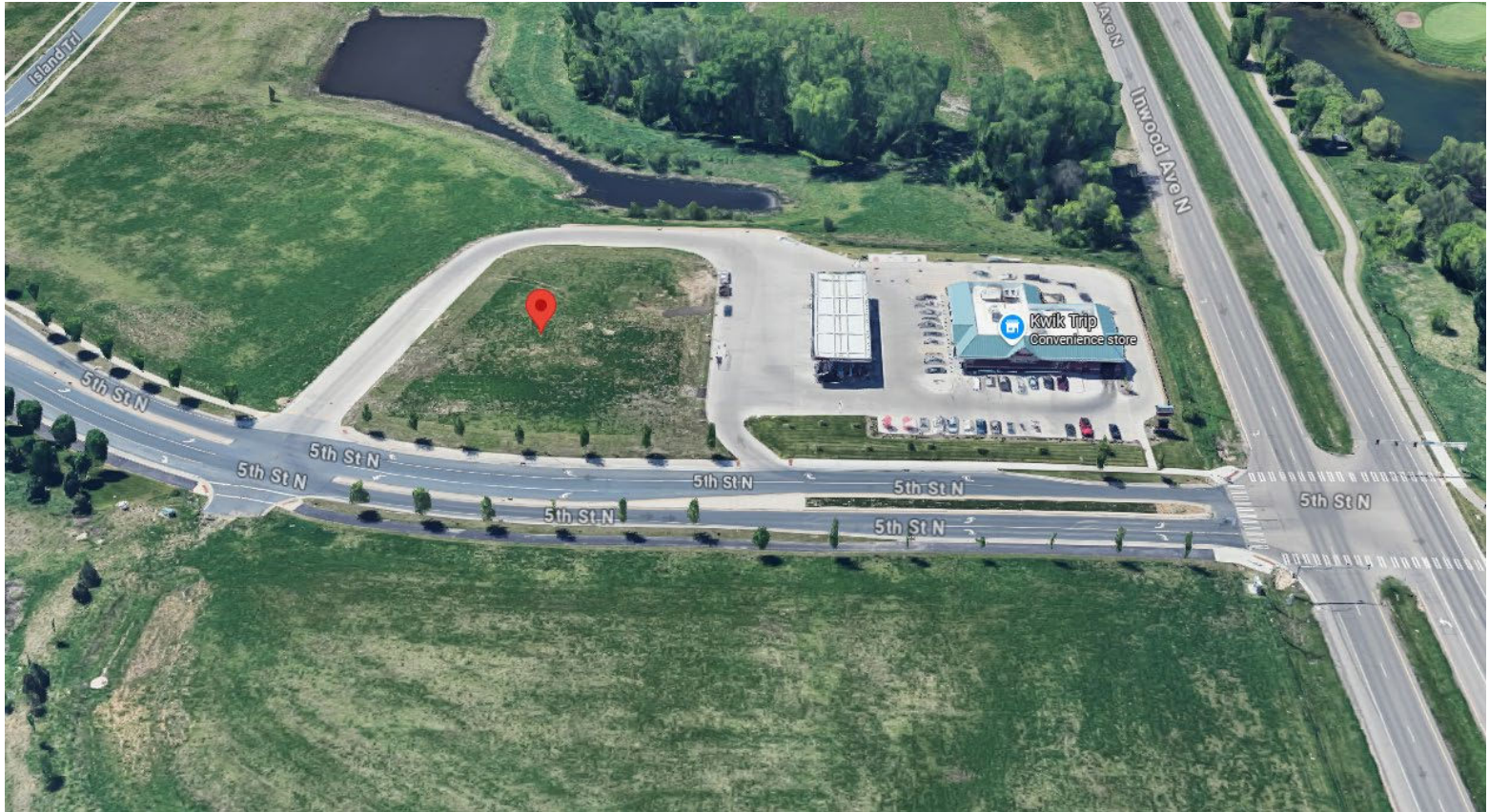




**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR SALE



## LAND FOR SALE

8607 5<sup>TH</sup> Street N, Lake Elmo, MN

### AVAILABLE SPACE

- Total parcel size 1.93 Acres
- Commercial zoning allows for various retail and/or office use
- Just off Inwood Ave N and 5<sup>th</sup> Street N
- Adjacent to Kwik Trip
- Good mix of residential nearby

### PROPERTY DETAILS

Sale Price  
\$975,000

### FOR MORE INFORMATION, CONTACT

**Marty Fisher / Mike Fisher**

763-862-2005

[mfisher@premiercommercialproperties.com](mailto:mfisher@premiercommercialproperties.com)

[mikefisher@premiercommercialproperties.com](mailto:mikefisher@premiercommercialproperties.com)



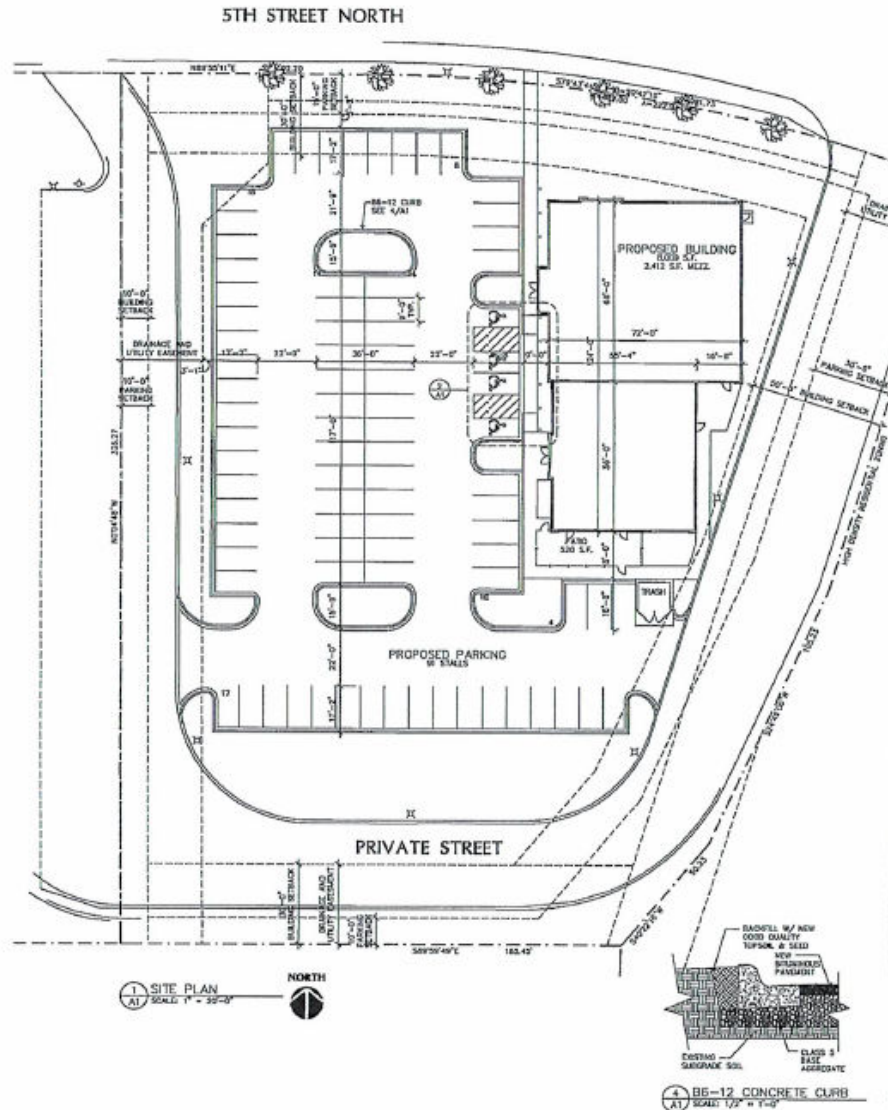
**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR SALE

**CONTACT:** Marty Fisher

**MOBILE:** 612-708-2873

**EMAIL:** mfisher@premiercommercialproperties.com



**Previous approved site plan with an 8,000 SF, two tenant retail building. This approved plan has expired, but shows a good example of use for the site**





**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR SALE

**CONTACT:** Marty Fisher

**MOBILE:** 612-708-2873

**EMAIL:** mfisher@premiercommercialproperties.com



**Close aerial. Flat land area, very buildable.  
Adjacent to corner and busy Kwik Trip. Residential  
nearby**



# FOR SALE

**EMAIL:** [mfisher@premiercommercialproperties.com](mailto:mfisher@premiercommercialproperties.com)

## INWOOD

5TH STREET NORTH

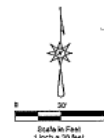
LOT 1  
BLOCK 1

LOT 7 7  
BLOCK

OUTLOT A  
SIXTH

ADDITION

OUTLOT B



- Denotes 1/2 Hatchling 1/4 inch in length either 10 to 15 days with one year of recording of EPG plot and marked with Science number 765-10508
- Denotes 5/8 Hatchling 1/4 inch either found marked with Science number 4008

INWOOD

JOHN ALL PERSONS ARE FREE PRESIDENT, The Citizens Property Lines LEO LLC, a Missouri limited liability company, owner of the following described property situated in the County of Washington, State of Missouri to wit:

Outlot A, RINWOOD ESTATE ADDITION, according to the record plat thereof, Washington County, Missouri.

Whereby Citizens Property Lines LEO LLC, a Missouri limited liability company has caused the same to be developed and platted as RINWOOD SOVENTHEDITION and does hereby declare to the public for public use the changes and utility easements created by this plat.

In witness whereunto the Citizens Property Lines LEO LLC, a Missouri limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Citizens Property Lines LEO, LLC

By \_\_\_\_\_, Chief Executive Officer

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by Greg Johnson, Chief Executive Officer of Hogen Reports & Leds Etc. LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_, (Typed)  
\_\_\_\_\_, (Printed)

Notary Public, \_\_\_\_\_ County, Minnesota My Commission Expires \_\_\_\_\_

I, Paul A. Johnson, hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat, however, are or will be correctly set within one year; that all water bodies are a natural lands as defined in Minnesota Statutes, Section 360.01, Sub 1, as of the date of the certificate are shown and labeled on this plat, and of public ways are shown and labeled on this plat.

Paul A. Johnson, Licensed Land Surveyor  
Minnesota License No. 14538

STATE OF MINNESOTA,  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012 by \_\_\_\_\_, \_\_\_\_\_  
 \_\_\_\_\_ (Signed)  
 \_\_\_\_\_ (Printed)  
 Notary Public, \_\_\_\_\_ County, Minnesota My Commission Expires \_\_\_\_\_

CITY OF LAKE ELMO PLANNING COMMISSION  
Approved by the Planning Commission of the City of Lake Elmo, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
Signed \_\_\_\_\_ Chair                      Signed \_\_\_\_\_ Secretary

CITY COUNCIL, CITY OF LAKE ELDON, MISSOURI

This plan was approved by the City Council of Lake Eldon, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2000  
and hereby certifies compliance with all requirements set forth in Missouri Statute, Section 562.01, Subd. 2.

Mayor \_\_\_\_\_ Clerk \_\_\_\_\_

Perpetrator Chapter 853, Laws of Wisconsin, 1871, and in accordance with Wisconsin Statutes, Section 802, Subd. 15, this plan has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Pursuant to Illinois Statutes, Sections 508.021, Subd. 9 and Section 272-12, taxes payable in the year 20\_\_\_\_, on \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, and \_\_\_\_\_, are hereby levied and assessed against the following parcels:

By Washington County Sheriff's Office      By Deputy

Document No. \_\_\_\_\_  
 Hereby certify that this document was recorded in the Office of the County Recorder for record on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly recorded in the Washington County Records.

Washington County Recorder \_\_\_\_\_  
Deputy \_\_\_\_\_

P.J.LAND SURVEYING, LLC

299 Coon Rapids Blvd NW, Suite 200 | **Coon Rapids, MN 55433** | [premiercommercialproperties.com](http://premiercommercialproperties.com) | **763-862-2005**





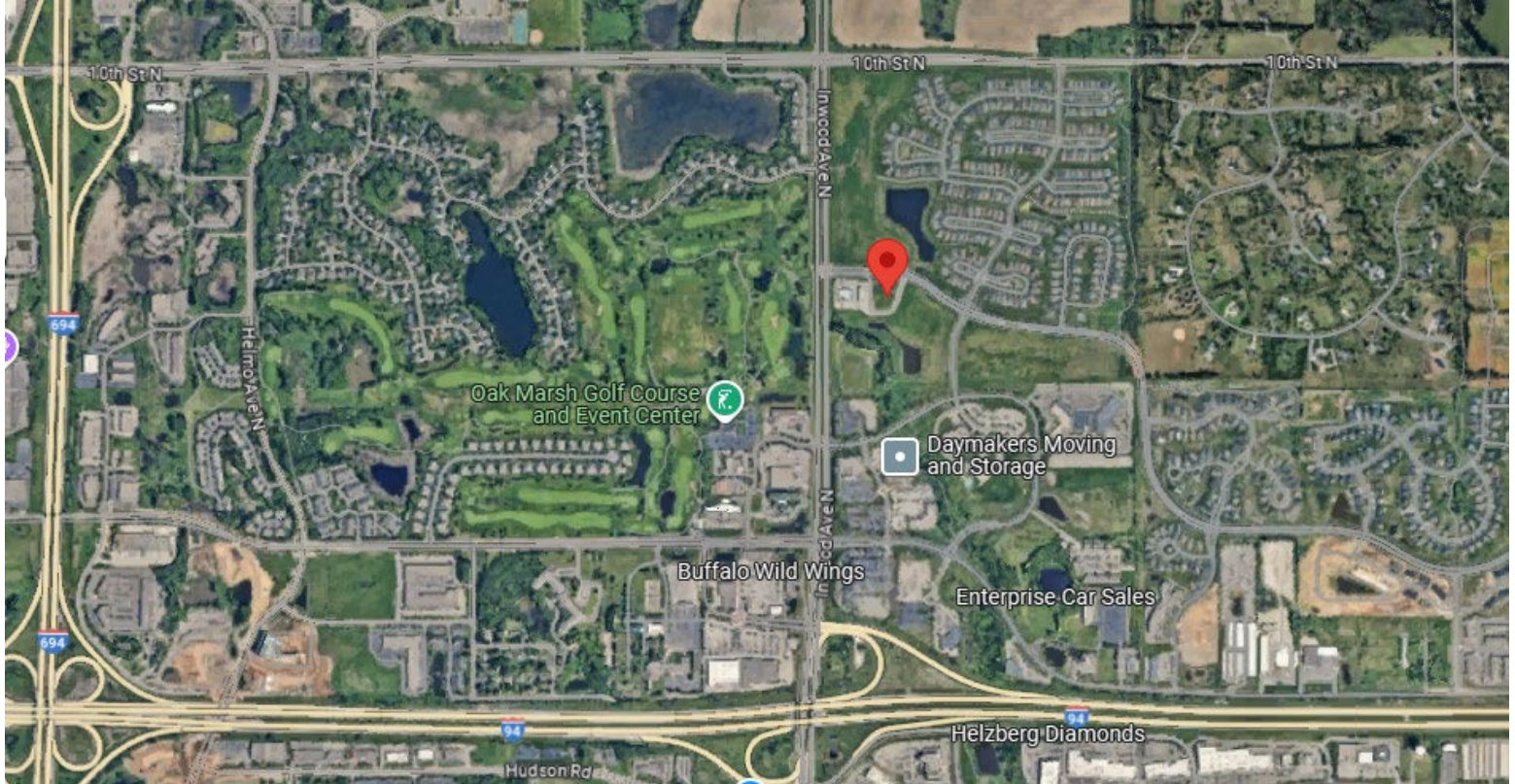
**PREMIER**  
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# FOR SALE

**CONTACT:** Marty Fisher

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**EMAIL:** mfisher@premiercommercialproperties.com



| Demographics (2024)      | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------------|-----------|-----------|-----------|
| Population               | 2,619     | 52,992    | 168,040   |
| Total Households         | 1,114     | 20,679    | 61,969    |
| Average Household Income | \$177,668 | \$122,227 | \$121,077 |