



**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR SALE



## For Sale

19101 Jackson Street NW Elk River,  
MN

- Raw Land Site; 1.64 acres
- Commercial C3 Zoning allows for multiple uses for office, service, retail
- Corner of 191<sup>st</sup> Drive NW and Jackson St. NW
- 10,691 Vehicles per Day (2024 MN DOT)
- Sits behind Elk River Mall; Cub Foods, Ashley Furniture and more.....
- Easy access to retail, schools and Hwy 169

### PROPERTY DETAILS

Sale Price

\$550,000

2025 Property Tax

\$4,524.00

### FOR MORE INFORMATION, CONTACT

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## Site Details

- 1.64 Acres
- City water / Sewer in Jackson St.
- All buildings have been removed
- All debris has been removed
- Septic system removed
- Existing well has been capped



## C-3 Zoning

8/12/25, 10:32 AM

Elk River, MN Code of Ordinances

Sec. 30-1024. - C-3 highway commercial district.

(a) *Purpose.* The purpose of the C-3 highway commercial district is to recognize the need for commercial establishments on or serving with immediate access to major highways. Permitted land uses should take advantage of the highway access in a manner which other business districts are not afforded. In addition to retail and commercial uses, quasi-industrial and wholesale enterprises that do not meet an industrial setting and have considerable customer contact are acceptable in the highway commercial district.

(b) *Permitted uses.* Permitted uses in the C-3 district are as follows:

- (1) Brewer taprooms, (producing less than 10,000 barrels of malt liquor annually).
- (2) Brewpubs.
- (3) Business offices.
- (4) Carwash facilities.
- (5) Day cares.
- (6) Dry cleaning establishments.
- (7) Financial institutions.
- (8) Firearms, sale of.
- (9) Funeral homes.
- (10) Garden centers.
- (11) Health care facilities, outpatient.
- (12) Hotels.
- (13) Liquor establishments, on-sale.
- (14) Motels.
- (15) Motor vehicle service stations.
- (16) Motor vehicle sales (maintenance and repair prohibited).
- (17) Personal service establishments.
- (18) Physical recreation and training.
- (19) Produce markets.
- (20) Public parks.
- (21) Restaurants, class I.
- (22) Restaurants, class II.
- (23) Retail sales.

(c) *Accessory uses.* Accessory uses in the C-3 district are as follows:

- (1) Cocktail rooms.

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## C-3 Zoning (continued)

8/12/25, 10:32 AM

Elk River, MN Code of Ordinances

- (2) Outdoor display (not to exceed one percent of the lot area).
- (3) Parking lots.
- (4) Private recreational facilities.
- (5) Signs (as permitted in section 30-851 et seq.).
- (6) Structures, accessory.
- (d) *Conditional uses.* Conditional uses in the C-3 district are as follows:
  - (1) Brewer taprooms, (producing 10,000 or more barrels of malt liquor annually).
  - (2) Commercial recreational facilities.
  - (3) Equipment rentals.
  - (4) Governmental facilities.
  - (5) Health care facilities, inpatient.
  - (6) Hospitals.
  - (7) Kennel, commercial.
  - (8) Landscaping contractor yards (outside of the urban service district).
  - (9) Liquor establishments, off-sale (municipally owned).
  - (10) Manufacturing, light (enclosed with related retail sales).
  - (11) Microdistilleries.
  - (12) Ministorage (provided that the use is on unplatted land outside the urban service district).
  - (13) Motor vehicle repair shops.
  - (14) Motor vehicle sales.
  - (15) Motor vehicle specialty service stations.
  - (16) Pawnshops.
  - (17) Religious institutions.
  - (18) Saunas, steam baths, and heat-bathing rooms.
  - (19) Shopping centers.
  - (20) Veterinary clinics.

- (e) *Architectural standards.* No provision of section 30-938 except subsection 30-938(2) pertaining to building finish and subsection 30-938(3) pertaining to roofs applies to this district.

Code 1982, § 900.12(12); Ord. No. 02-04, § 2, 4-15-2002; Ord. No. 05-07, § 2, 4-4-2005; Ord. No. 05-08, § 1, 4-4-2005; Ord. No. 07-07, § 3, 7-16-2007; Ord. No. 09-06, § 3, 7-20-2009; Ord. No. 09-07, §§ 1, 2, 8-17-2009; Ord. No. 12-11, § 3, 7-16-2012; Ord. No. 14-17, § 1, 11-17-2014; Ord. No. 15-03, § 4, 1-20-2015; Ord. No. 16-16, § 2, 7-18-2016; Ord. No. 17-22, § 1, 10-16-2017; Ord. No. 18-03, § 3, 3-19-2018; Ord. No. 19-05, § 1, 3-18-2019; Ord. No. 19-15, § 11,





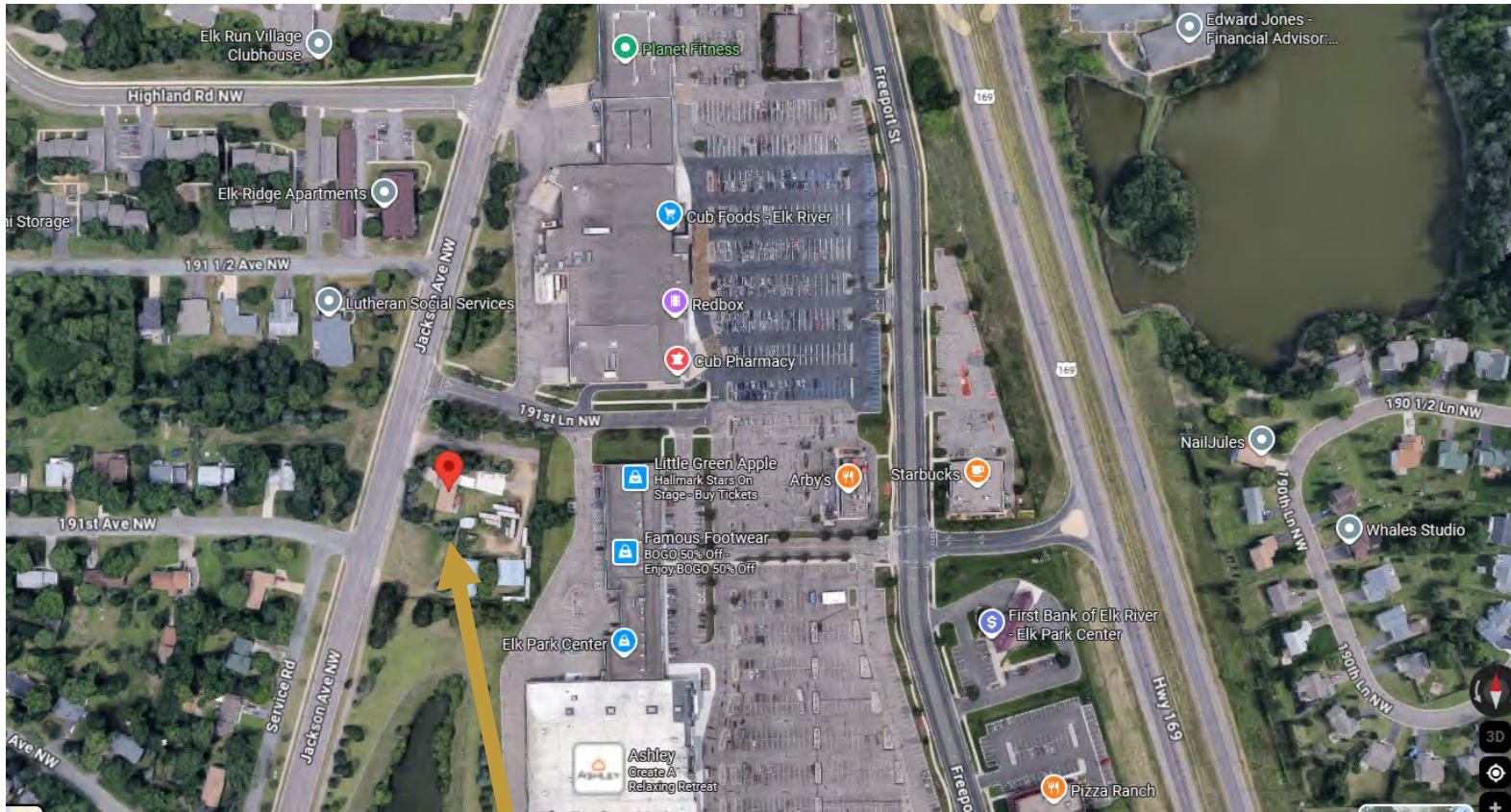
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**This site 1.64 acres**

Demographics (2024)	1 Mile	3 Miles	5 Miles
Population	7,444	27,600	44,051
Households	3,066	9,908	15,634
Average Income	\$80,353	\$107,083	\$114,980