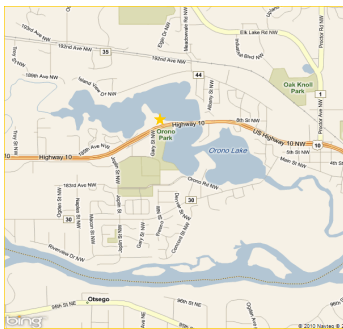


4.3 Acres-On Lake Orono



**13161 US Hwy 10
Elk River, MN**



1000 ft of Lakeshore Zoned Multi Family & Commercial

Zoned Business/Commercial and Multi Family Residential this property is ready to be built on. Most recently was the Elk River Bowling Alley it has been cleared and prepared for new development. Level property with 1000 feet of lakeshore on popular Lake Orono in Elk River along busy section of Highway 10.

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Contact:

Ron Touchette Broker

612.685.0373

ron@rocksolidcommercial.com

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

4.3 Acres on Lake Orono

**13161 US Hwy 10
Elk River, MN**

Site Data



Listing Price:	\$1,777,777	
Includes:	Land	
Location:	13161 US Hwy 10, Elk River, MN 55330	
PID Number:	751321200	
Legal Description:	Lengthy, please call agent	
Zoning:	Business/Commercial Multi Family Residential	
Topography:	Level, 1000 feet of Lakeshore	
Utilities:	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
Number of Buildings:	0	
Acres	4.3	
Neighboring:	Commercial and residential	
General:	Excellent location just west of downtown Elk River on Hwy 10. Located on Lake Orono just across from city park.	

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**13161 US Hwy 10
Elk River, MN**

Demographics

Community-at-a-Glance

County Seat:

Sherburne

Population:

26,514

Median Age:

32.7

Average Family Size:

3.29

Median Single Family

Home Value:

\$142,100

Median Household Income:

\$58,869

Commute Time (minutes):

27.7

*2000 US Census Data

General Characteristics	Number	Percentage
Total population	26,514	—
<i>Male</i>	13,428	50.6
<i>Female</i>	13,086	49.4
Median age (years)	32.7	—
<i>Under 5 years</i>	2,118	8.0
<i>18 years and over</i>	18,156	68.5
<i>65 years and over</i>	1,792	6.8
Average household size	2.94	—
Average family size	3.29	—
Total housing units	9,119	—
Social Characteristics	Number	Percentage
Population 25 years and over	16,009	—
<i>HS graduate or higher</i>	14,430	90.1
<i>Bachelor's degree or higher</i>	3,118	19.5
Male, now married	6,371	64.6
Female, now married	6,261	64.5
Economic characteristics	Number	Percentage
In labor force	14,696	77.2
Mean travel time to work (minutes)	27.7	—
Median household income (dollars)	58,863	—
Median family income (dollars)	63,636	—
Per capita income (dollars)	21,684	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	6,234	—
<i>Median value (dollars)</i>	142,100	—
Median of selected monthly owner costs with mortgage (dollars)	1,137	—

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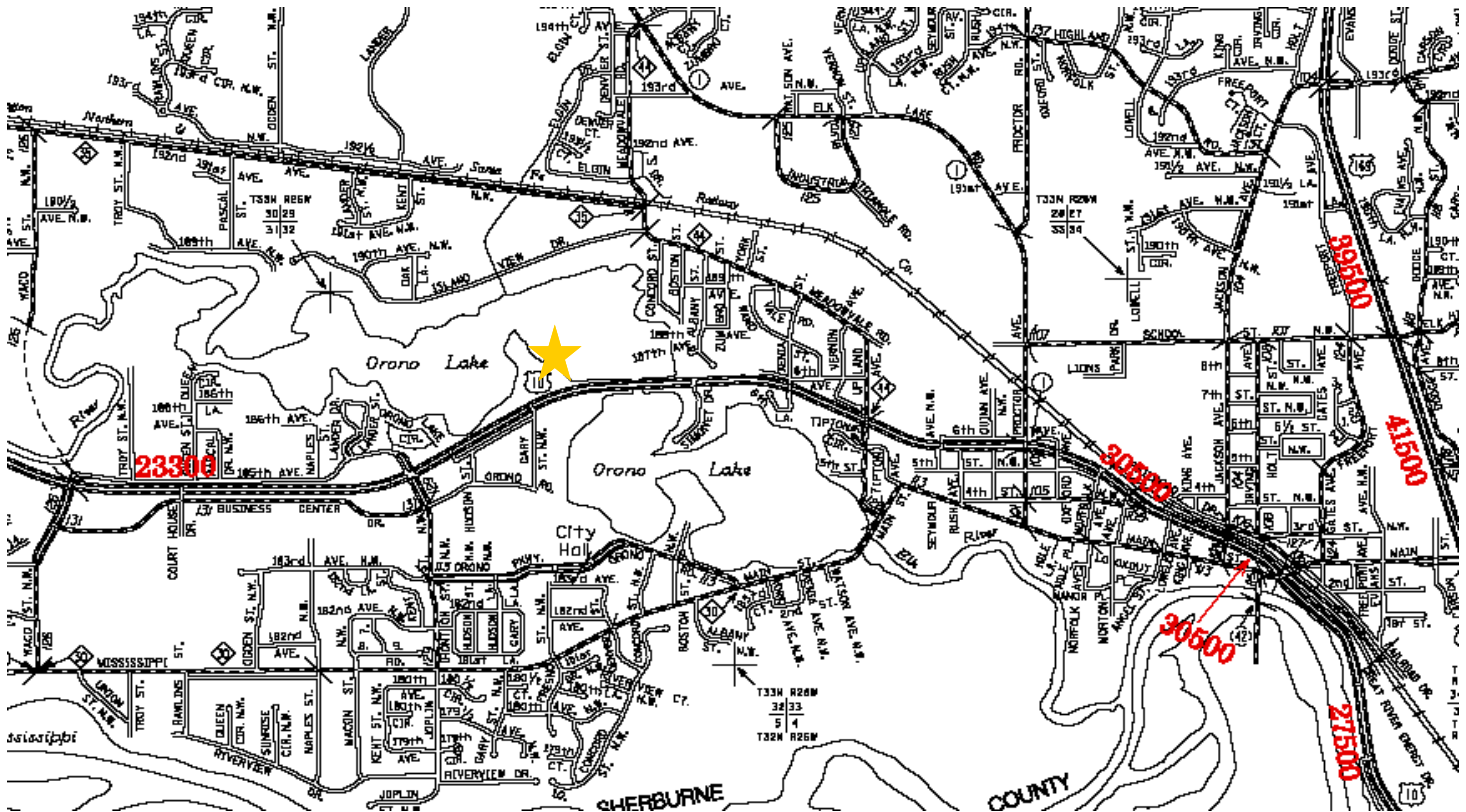
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4.3 Acres on Lake Orono

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Traffic Counts



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions. Copyright 2008 ROCK SOLID Commercial.

Last Updated: Thursday, April 22, 2010

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