

**FOR SALE \$3,300,000**

**Hwy. 53 & Lavaque Bypass, Hermantown, MN**



**PRIME CORNER!**

Super prime Highway 53 corner with 1,300 feet of frontage. Qualifies for 25 year TIF district. Superfund site now approved for development after all remediation completed. 19,100 daily traffic count.

**LAND DETAILS**

- 60 Acre Site
- Zoned C-1
- Airport Zones A & C
- Superfund Site — filled and all remediation work completed.

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**218-310-0013**



## Land Details

- **Approx. 60 acres with 1,300' highway frontage. 25 acres along Hwy. 53 in Airport C-zone. 35 acres behind c-zone in Airport A-zone.**
- **Hermantown, MN — zoning — C1.**
- **Wetlands — None.**
- **MPCA — former Gopher Oil Superfund site. All remediation work is complete. Only one monitoring well remains and land is preferred to be developed in front area with parking surface capping back acreage.**
- **Soil Condition — Superfund site filled and is static meeting parking requirements. Pilings are advised for building. No soil can be removed from site.**
- **TIF — Qualifies for 25 year TIF district applying as much as legally allowable to this site. TIF is supported by Hermantown.**
- **Tax Capacity — Real estate taxes are of \$20,000.00**
- **TIF Benefits — Up to \$3,000,000.00**
- **Engineering Report — Available upon request.**