

AVAILABLE FOR SALE



**XX 65th St East
Inver Grove Heights, MN 55076**

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Listing Specifications

- 0.96 Acres
- ZONED B3 - Property is ready for a site plan with the city, and is ready to be DEVELOPED.
- Perfect location for a restaurant or office condos.
- High traffic area.

Land Size

0.97 Acres

Listing Price

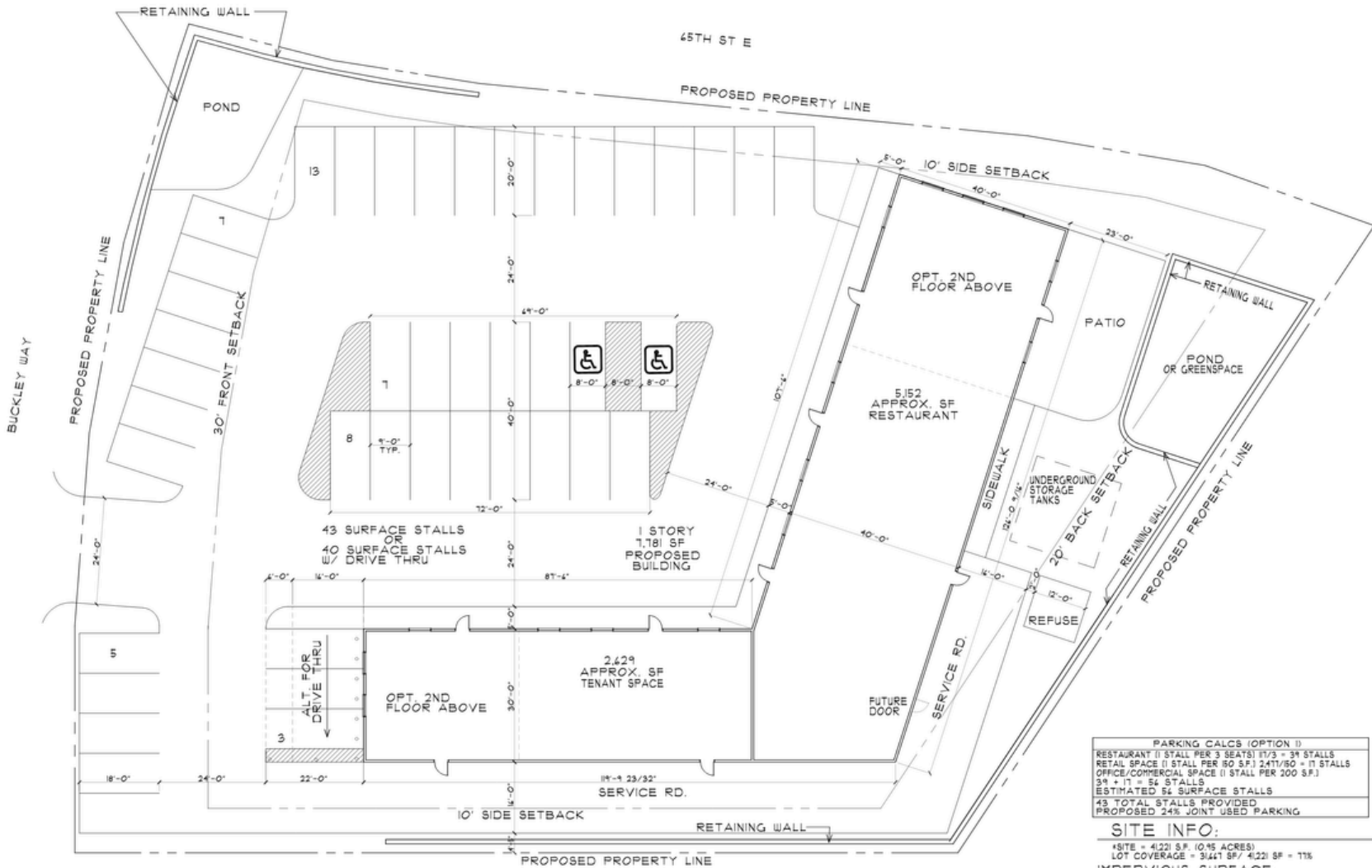
\$525,000

Commercial Zoning

Land



Site Map



PARKING CALCS (OPTION 1)	
RESTAURANT (1 STALL PER 3 SEATS) 11/3 = 34 STALLS	
RETAIL SPACE (1 STALL PER 80 S.F.) 241/80 = 3 STALLS	
OFFICE/COMMERCIAL SPACE (1 STALL PER 200 S.F.)	
34 + 3 = 37 STALLS	
ESTIMATED 54 SURFACE STALLS	
43 TOTAL STALLS PROVIDED	
PROPOSED 24% JOINT USED PARKING	

SITE INFO:
 *SITE = 4,221 S.F. (0.15 ACRES)
 LOT COVERAGE = 3,441 S.F. / 4,221 S.F. = 71%
IMPERVIOUS SURFACE:
 BUILDING COVERAGE = 1,181 S.F.
 SIDEWALK / CONCRETE = 2,284 S.F.
 DRIVE / CONCRETE = 2,142 S.F.
 TOTAL = 3,441 S.F.
GREEN SPACE:
 TOTAL = 1,554 S.F.

SITE PLAN
 SCALE: 3/32" = 1'-0"

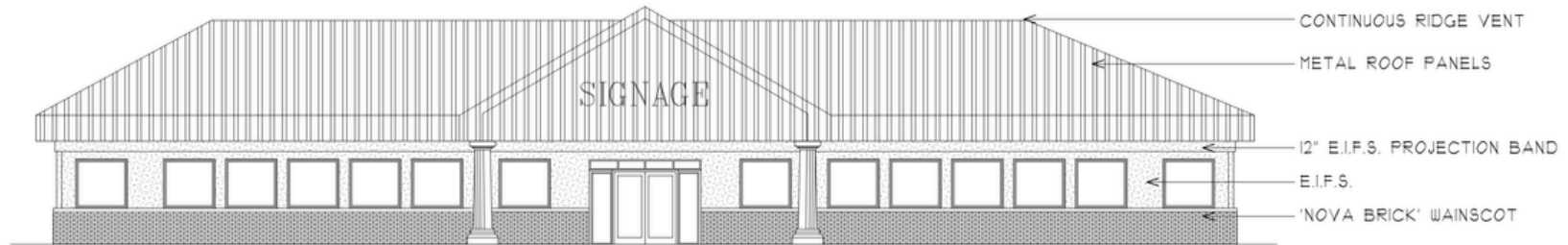
COLE GROUP ARCHITECTS & ENGINEERS, INC. 10000 UNIVERSITY AVENUE, SUITE 100, MINNEAPOLIS, MN 55425
 PROJECT NO. 2404
 SHEET NO. A010
 DATE: 07-27-22
 DRAWN BY: J. H. HANSEN
 CHECKED BY: J. H. HANSEN
 APPROVED BY: J. H. HANSEN
 LICENSE NO. 0000000000

PROPOSED: COMMERCIAL DEVELOPMENT

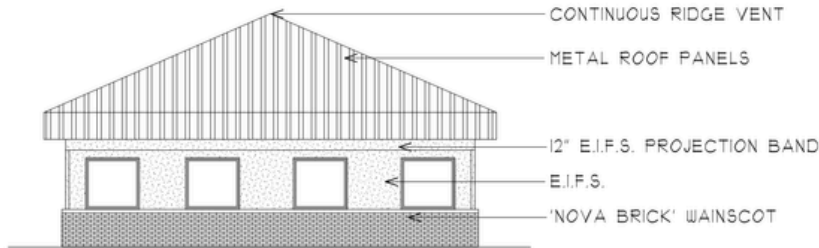
GENERAL CONTRACTOR: INVER GROVE HEIGHTS, MN

FILE: 2404-010-01
 PLOTTED: 11-30-22

Site Plan



EAST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

PLOTTED: 04-23-20 FILE: 032024 - COM 1
 PROJECT: STONEPATH VILLAGE BUILDING 'D' SALETOWN, MN
 PROJECT NO: 230118
 ISSUE DATE:
 REVISION:
 COLE GROUP ARCHITECTS
 24 Park Avenue South
 Saint Cloud, MN 56301
 952.834.4100