

AVAILABLE FOR SALE



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

TIM LITTLE | Chief Commercial Broker | 952.432.4900 | TCtimlittle@gmail.com
SUSAN MALL | Commercial Associate | 651-402-5393 | SusanM@MNRealEstateTeam.com

Building 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

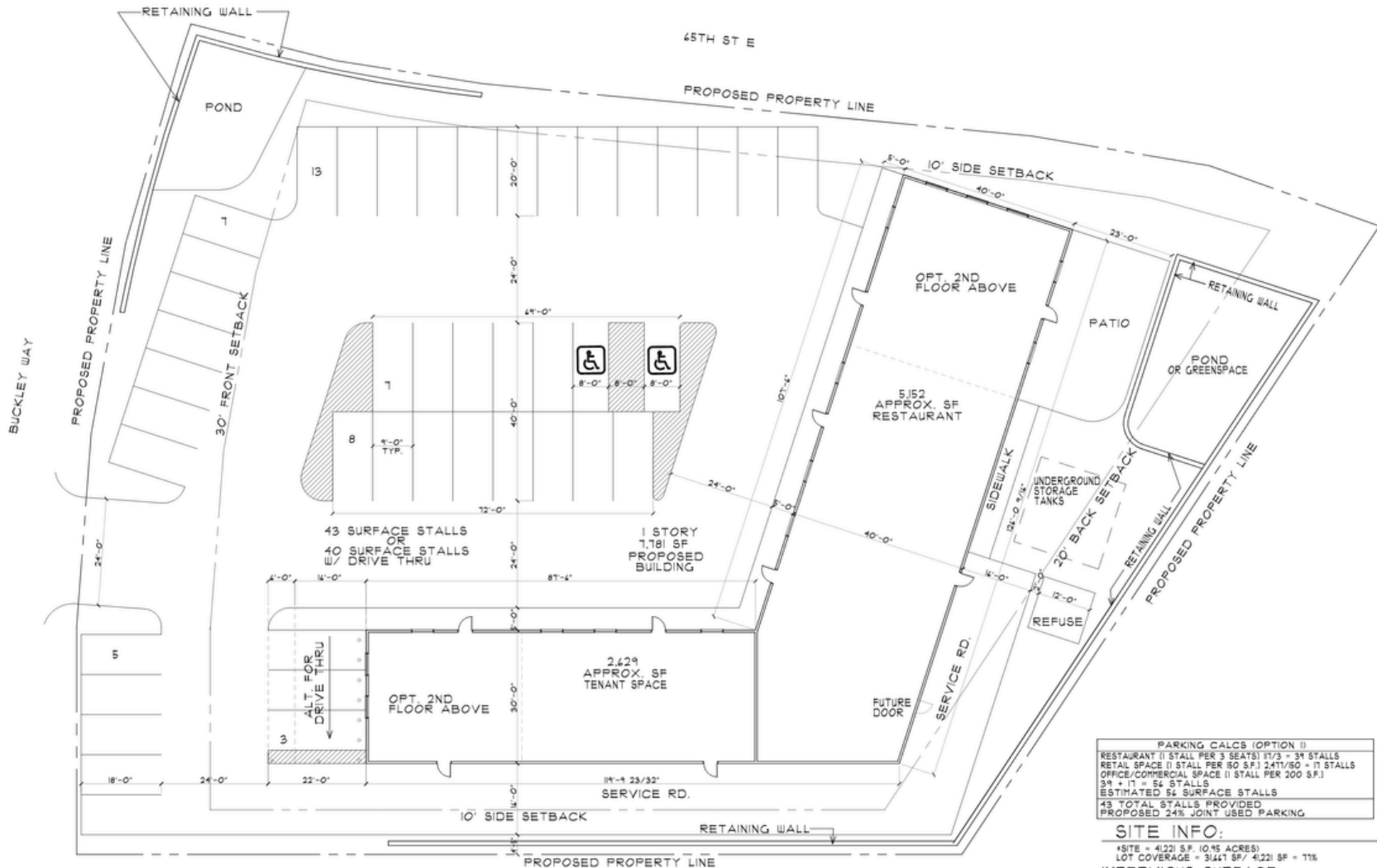
\$525,000

Commercial Zoning

Land



Site Map



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

PARKING CALCS (OPTION 1)	
RESTAURANT (1 STALL PER 3 SEATS) 17/3 = 34 STALLS	
RETAIL SPACE (1 STALL PER 50 S.F.) 2471/50 = 49 STALLS	
OFFICE/COMMERCIAL SPACE (1 STALL PER 200 S.F.) 391/200 = 2 STALLS	
ESTIMATED 54 SURFACE STALLS	
43 TOTAL STALLS PROVIDED	
PROPOSED 24% JOINT USED PARKING	

SITE INFO:
 18ITE = 4,221 S.F. (0.15 ACRES)
 LOT COVERAGE = 31,441 S.F. / 4,221 S.F. = 71%
IMPERVIOUS SURFACE:
 BUILDING COVERAGE = 7,181 S.F.
 SIDEWALK / CONCRETE = 2,284 S.F.
 DRIVE / CONCRETE = 21,402 S.F.
 TOTAL = 31,441 S.F.
GREEN SPACE:
 TOTAL = 9,554 S.F.

COLE GROUP ARCHITECTS, LLC
 10000 15th Avenue South
 Suite 200, Eden Prairie, MN 55346
 Phone: 952-944-4470
 Fax: 952-944-4471
 www.colegrouparchitects.com

PROPOSED:
COMMERCIAL DEVELOPMENT

GENERAL CONTRACTOR:
 INVER GROVE HEIGHTS, MN

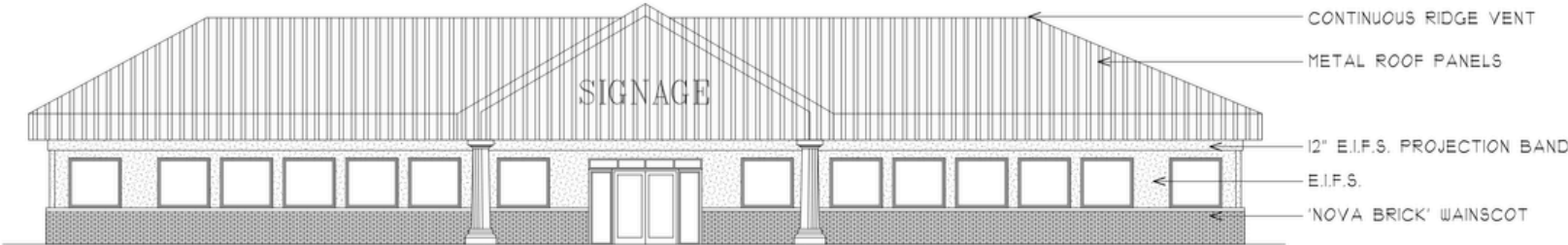
REVISIONS:

NO.	DATE	DESCRIPTION
1	7/17/22	ISSUED FOR PERMIT

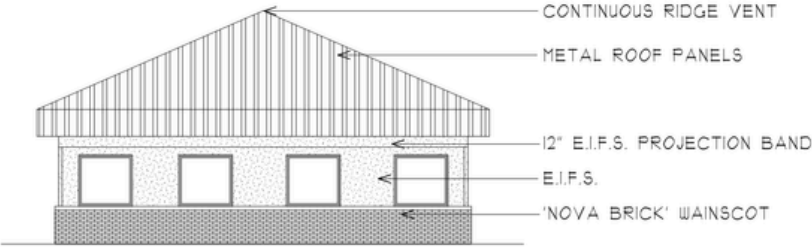
PROJECT NO. 24044
ISSUE DATE: 7/17/22
DESIGNER: 777777
777777

A010

Site Plan



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



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

PROPOSED:
STONEPATH VILLAGE
BUILDING 'D'
SAFETYVILLE, MN

PROJECT NO.
230-13
ISSUE DATE:
REVISION:

PLOTTED: 05-15-20 FILE: 032013-01-01

COLE GROUP
ARCHITECTS
247 West Avenue South
Saint Cloud, MN 56301
PHONE: 320-325-4400
FAX: 320-325-4401
WWW.COLEGROUPARCHITECTS.COM

These documents are not valid for building permit
unless accompanied by and properly sealed. Copies are not valid
unless prepared by me or under my direct supervision
and that I am a duly Licensed Architect
under the laws of the state of MINNESOTA
Date: 05-15-20
New SIGNATURE: [Signature]