

# WELSH

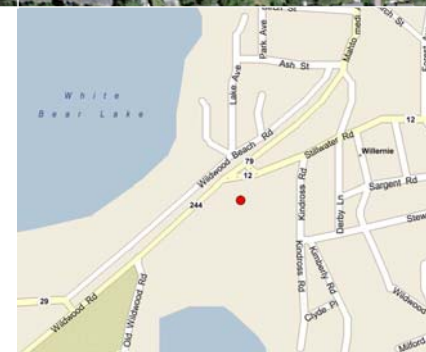


INNOVATION FROM THE GROUND UP

## For Sale

Redevelopment Site  
70 Mahtomedi Avenue  
Mahtomedi, Minnesota

- Located East of Mahtomedi Avenue (Co Rd 244) and South of Stillwater Road
- 3.08 acre site
- Zoned, B3 (Downtown Business)
- Water, sewer, electrical and gas at site
- Access to Highway 36 via 244 and I-694 via Century Avenue
- High visibility in high income area
- Possible uses include condos, apartments, assisted living or medical



For more information contact:

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**NAI**WELSH



# Redevelopment Land For Sale 70 Mahtomedi Avenue

<b>Location:</b>	Between Mahtomedi Avenue and Stillwater Road
<b>Acres Available:</b>	3.08 acres
<b>Sale Price:</b>	\$1,600,000
<b>PID #:</b>	29.030.21.32.0014
<b>Phase I:</b>	Completed in 2006
<b>Alta Survey:</b>	Completed in 2006

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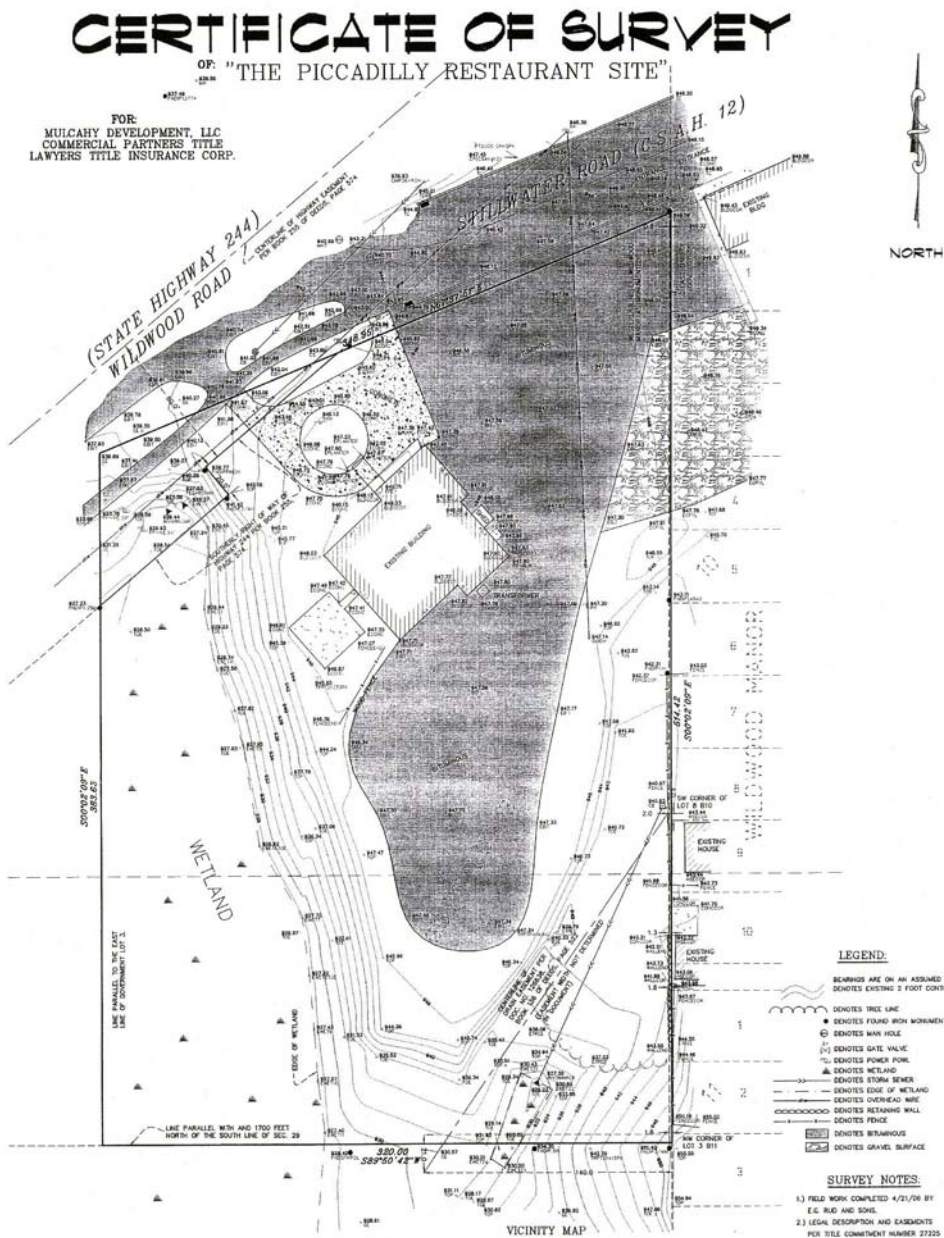
## Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2007 Est. Population	<b>6,135</b>	<b>35,059</b>	<b>87,074</b>
Average Household Income	<b>\$93,143</b>	<b>\$86,843</b>	<b>\$82,693</b>
Median Household Income	<b>\$76,262</b>	<b>\$70,822</b>	<b>\$68,156</b>

[www.welshco.com](http://www.welshco.com)

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

# Survey



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# Zoning: Downtown Business District (B-3)

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## **7.7 B3 – DOWNTOWN BUSINESS DISTRICT**

### **A. Intent**

The intent of the B3 District is to recognize and enhance the character of the existing downtown area located near the intersection of Mahtomedi Avenue and Stillwater Road. Part of this downtown area is within the City of Mahtomedi and part is within the City of Willernie. Both communities seek to promote a unified downtown area that is consistent with the spirit of the traditional village. Primary goals of Mahtomedi’s B3 District and the corresponding District in Willernie are to encourage compact, pedestrian-oriented development, and to respect existing land uses and development patterns. Each city is responsible for enforcing the provisions of the corresponding Districts within its borders. The provisions of this District shall apply to any development activity requiring City approval as follows:

- i. New building and/or site construction, modifications of a building’s foot print, or modification to a site.**
- ii. Re-use of buildings and/or sites that require more parking than the previous use.**
- iii. Reorganization of parking, driveways, or entrances.**
- iv. Variances.**
- v. Conditional Use Permits.**
- vi. Planned Unit Developments.**
- vii. Substantive changes, as determined by the Zoning Administrator, to approved site plans or existing developed sites, buildings, or signs.**

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**B. Permitted Uses**

- c. Professional services such as medical and dental clinic and attorney's office.**
- d. Finance, insurance and real estate services.**
- e. Offices of a general nature.**

**D. Accessory Uses**

- i. Business and on-site traffic and directional signs.**
- ii. Off-street parking and loading facilities.**
- iii. One antenna or tower that projects less than ten feet above ground level, if ground mounted and screened pursuant to Section 11.01 (9)(C), or one antenna or tower that projects less than ten feet above the elevation at which it is affixed to a structure, if mounted on another structure.**