

Property Details

CONTROL: Exclusive VALUE: \$2,003,760
LOAN: \$0
EQUITY: \$2,003,760

TITLE: City of Lester Prairie: Industrial Land
TYPE: Industrial
HAVE: Industrial land, 23 + Acres ready, about 60 total acres. Some roads are in,
not plated, left open to customize for client, utilities to site, lift station,
sewer, water. Light to medium user. City owned.
ADDRESS: County Rd 9, Lester Prairie, Minnesota
BENEFITS TO NEW OWNER: Flexible subdivision options & Industrial zoning: manufacturing,
technology, warehousing, distribution, research & development,
agriculture processing

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$0
DEBT SERVICE: \$0
CASH FLOW: \$0
CAP RATE: 0.00%

BENEFITS SOUGHT: Looking good corporate client to add to tax base and add jobs.
MOTIVATION: City would like to move these lots.
CAN ADD: Potential City incentives depending on user.
REMARKS: Bring your ideas for an industrial user. City willing to work with you in
developing a good fit for the site.

OWNER: City

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