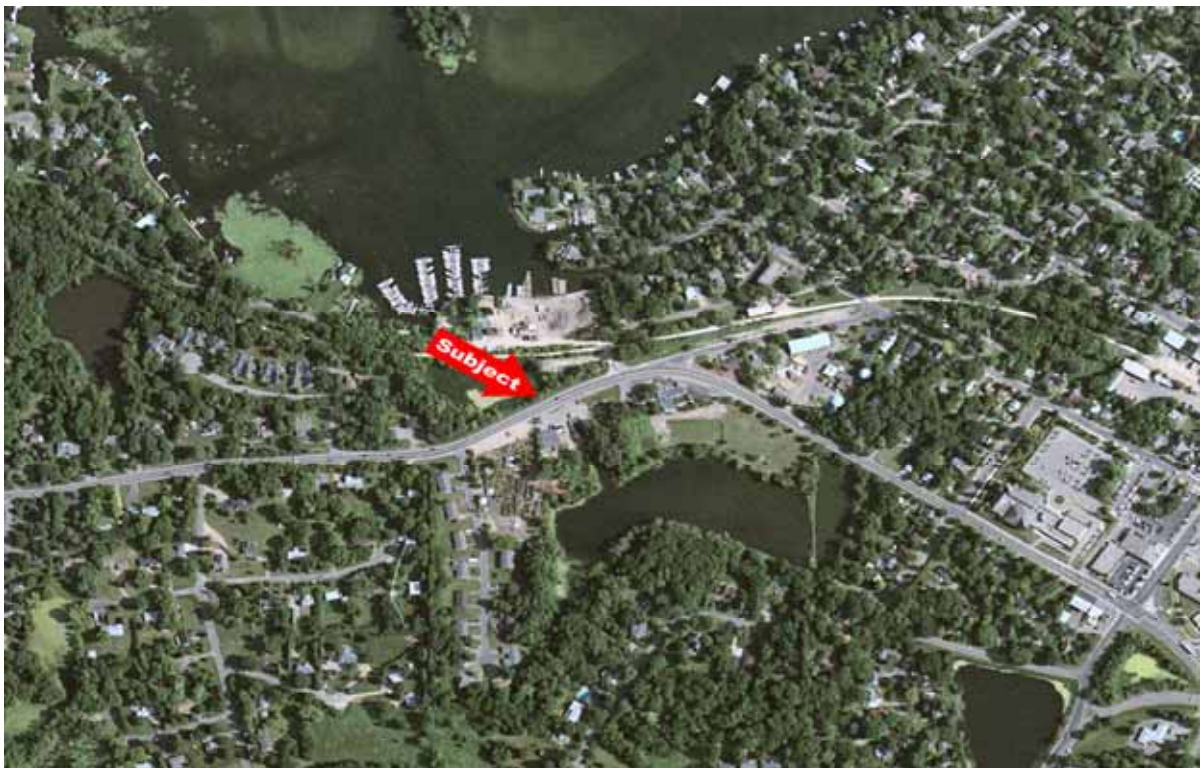


**FOR SALE**

**1.86 Acres**

**23425-23443 County Road 19**

**Shorewood, Minnesota 55331**



Prepared by:



Daniel Peterson  
Adam Commercial  
952\746-5115  
dan@adamcommercial.com

Joe Turner  
Joe Turner Realty  
612\816-1025  
joe@joeturnerealty.com

## **Disclaimer**

Notice: “The information in this package and any supplemental information subsequently provided has been given to Adam Commercial by the property owner or obtained from sources we deem reliable. While we have no reason to doubt the accuracy of the information profiling the property, including income and expense figures, we do not guarantee its accuracy, and it is your responsibility to independently confirm its accuracy to your satisfaction. Vacancy factors and other assumptions used in the package are arbitrarily selected for example purposes only, and do not necessarily represent the actual performance of the property. Any indicated value of this property is based upon assumptions. Value of this property will also depend on tax and other factors that should be evaluated by your accounting and legal advisors”.

# *Table of Contents*

- Property Summary
- Aerial Photo
- Location Maps
- Survey
- County Tax Information

# *Property Summary*

**Description:** Highly visible 1.86 acre commercially zoned site just west of Excelsior on County Road 19. Amenities include 317 feet on County Road 19, close proximity to Excelsior, and scenic contiguous wetland.

**Address:** 23425 – 23443 County Road 19, Shorewood, MN 55331

**Land Area:** 80,856 square feet (1.86 acres)

**Zoning:** C-2 Commercial

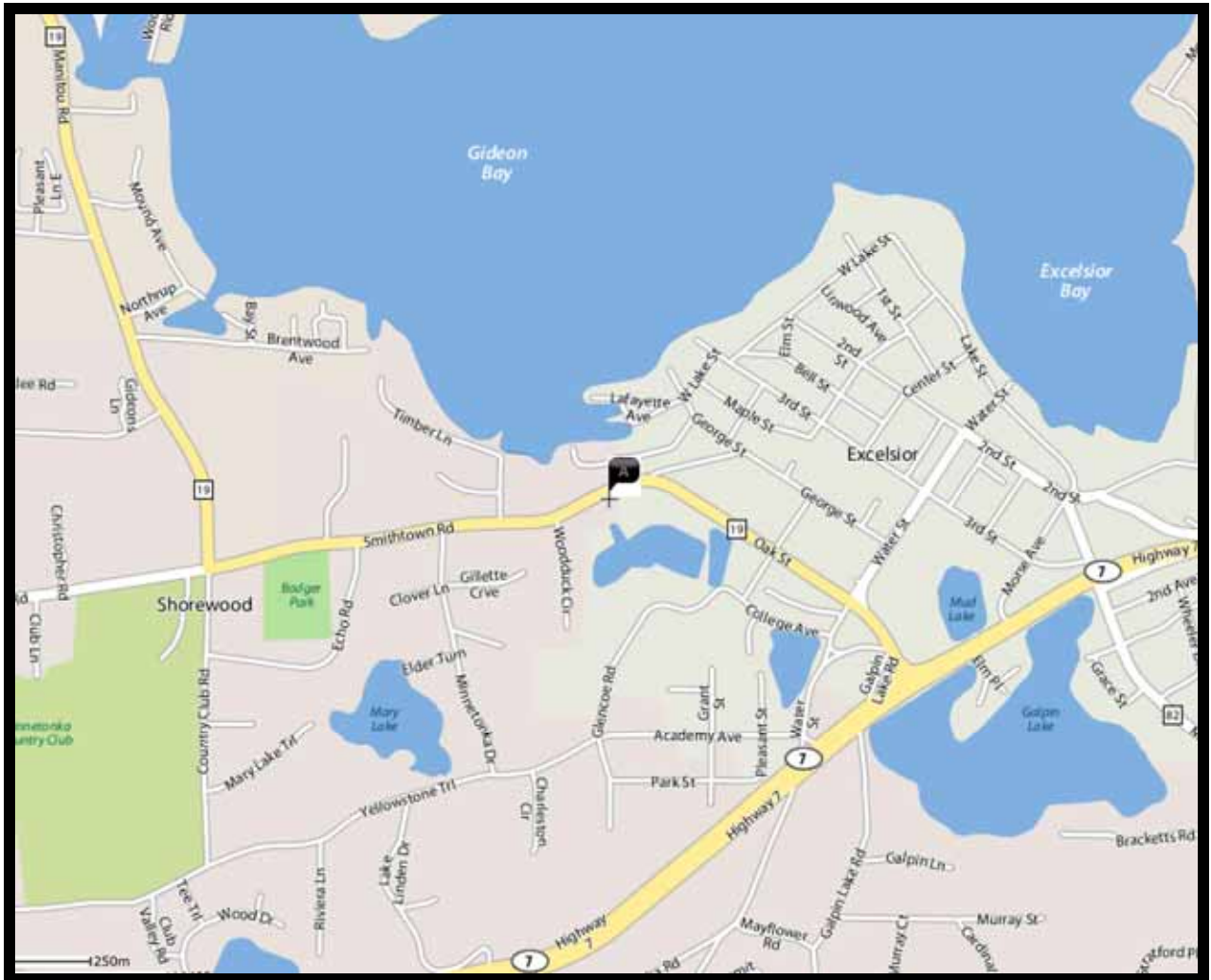
**Utilities:** City sewer, water, natural gas

**PID:** 34-117-23-24-0040  
34-117-23-24-0041

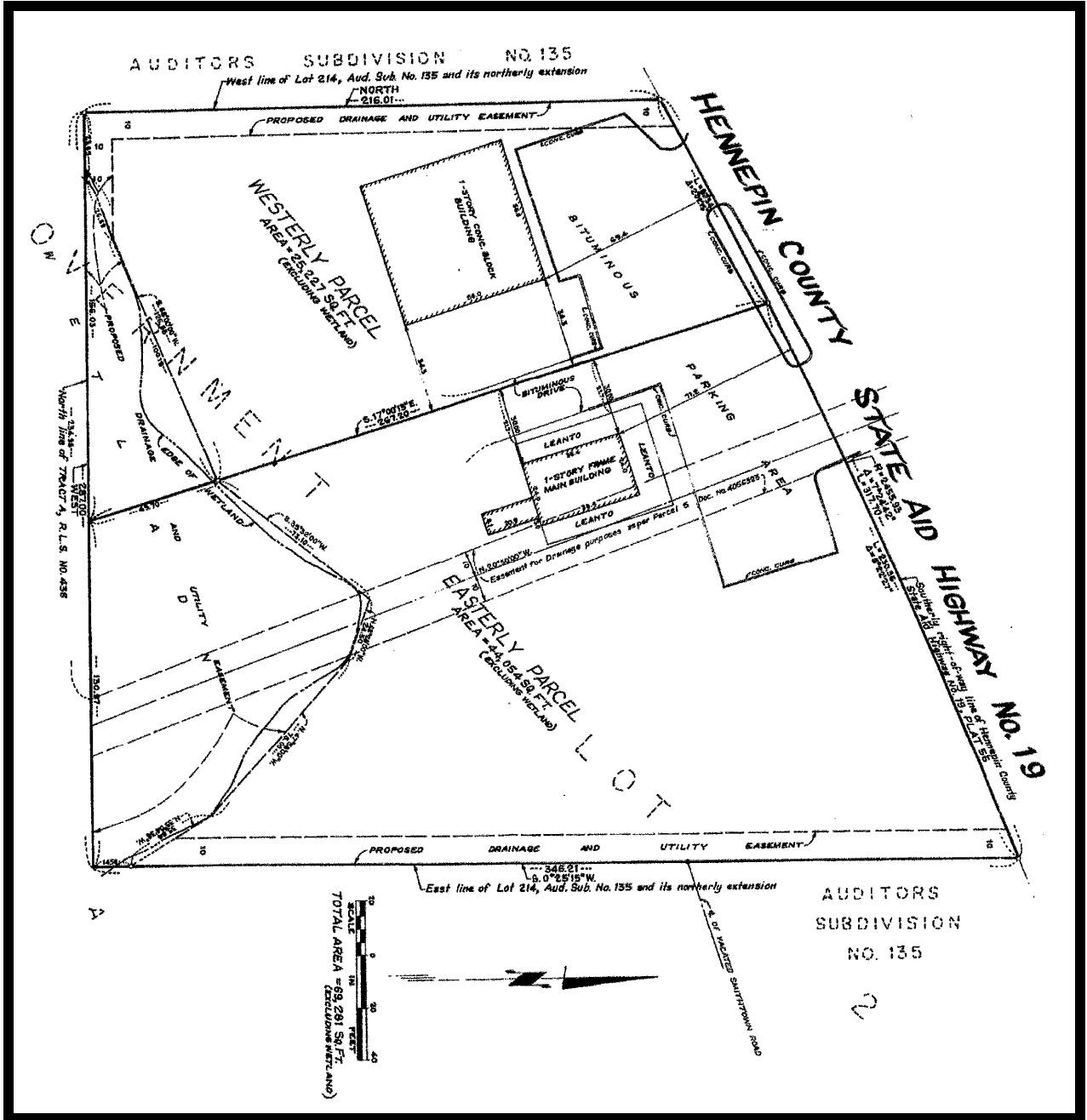
# *Aerial Photograph*



# Location Map



# Survey



# Real Estate Tax Information



[SEARCH TIPS](#)

## Hennepin County, MN

### Property Information Search Result

The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

Search By:

Property ID:

### Parcel Data for Taxes Payable 2008



Property ID: 34-117-23-24-0041  
 Address: 23425 CO RD NO 19 SHOREWOOD  
 Municipality: SHOREWOOD  
 School Dist: 276  
 Watershed: 3  
 Sewer Dist: Construction year: 1958  
 Approx. Parcel Size: N 87X267X180X216  
 Owner Name: T J LINGO & C M LINGO  
 Taxpayer Name & Address: THOMAS J & CATHY M LINGO  
 140 3RD ST  
 EXCELSIOR MN 55331

### Most Current Sales Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

NO SALE INFORMATION ON FILE FOR THIS PROPERTY.

### Tax Parcel Description

Addition Name: AUDITOR'S SUBD. NO. 135  
 Lot: 214  
 Block:  
 Metes & Bounds: THAT PART OF AUD SUBD NO 135 AND OF GOVT LOT 2 IN SEC 34 T 117 R 23 DESC AS FOL BEG AT INTERSECTION OF W LINE OF LOT 214 IN SAID AUD SUBD WITH N  
**Note: This is a Partial Metes & Bounds Description. To receive full tax parcel description, email request to [taxdescription@co.hennepin.mn.us](mailto:taxdescription@co.hennepin.mn.us)**  
 Abstract or Torrens: TORRENS

### Value and Tax Summary for Taxes Payable 2008 Values Established by Assessor as of January 2, 2007

Estimated Market Value:	\$561,000
Limited Market Value:	\$561,000
Taxable Market Value:	\$561,000
Total Improvement Amount:	
Total Net Tax:	\$16,354.72
Total Special Assessments:	
Solid Waste Fee:	\$88.86
Total Tax:	\$16,443.58

### Property Information Detail for Taxes Payable 2008 Values Established by Assessor as of January 2, 2007

<b>Values:</b>	
Land Market	\$560,000
Building Market	\$1,000
Machinery Market	
<b>Total Market:</b>	\$561,000
Land Limited	\$560,000
Building Limited	\$1,000
<b>Total Limited:</b>	\$561,000
<b>Qualifying Improvements</b>	
<b>Classifications:</b>	
Property Type	COMMERCIAL-PREFERRED
Homestead Status	NON-HOMESTEAD
Relative Homestead	
Agricultural	
Exempt Status	

# Real Estate Tax Information



# *Real Estate Tax Information*



# Real Estate Tax Information



[SEARCH TIPS](#)

## Hennepin County, MN

### Property Information Search Result

The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

Search By:

Property ID:

3411723240040

### Parcel Data for Taxes Payable 2008



**Property ID:** 34-117-23-24-0040  
**Address:** 23445 CO RD NO 19  
**Municipality:** SHOREWOOD  
**School Dist:** 276  
**Watershed:** 3  
**Construction year:** 1969  
**Approx. Parcel Size:** N 230X361X107X267  
**Sewer Dist:**  
**Owner Name:** T J LINGO & C M LINGO  
**Taxpayer Name & Address:** THOMAS J & CATHY M LINGO  
 140 3RD ST  
 EXCELSIOR MN 55331

### Most Current Sales Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

NO SALE INFORMATION ON FILE FOR THIS PROPERTY.

### Tax Parcel Description

**Addition Name:** AUDITOR'S SUBD. NO. 135  
**Lot:** 214  
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**Metes & Bounds:** THAT PART OF AUD SUBD NO 135 AND OF GOVT LOT 2 IN SEC 34 T 117 R 23 DESC AS FOL COM AT INTERSEC OF W LINE OF LOT 214 IN SAID AUD SUBD WITH N LINE  
**Note:** This is a Partial Metes & Bounds Description. To receive full tax parcel description, email request to [taxdescription@co.hennepin.mn.us](mailto:taxdescription@co.hennepin.mn.us)  
**Abstract or Torrens:** TORRENS

### Value and Tax Summary for Taxes Payable 2008 Values Established by Assessor as of January 2, 2007

Estimated Market Value:	\$405,000
Limited Market Value:	\$405,000
Taxable Market Value:	\$405,000
Total Improvement Amount:	
Total Net Tax:	\$12,593.79
Total Special Assessments:	
Solid Waste Fee:	\$64.15
Total Tax:	\$12,657.94

### Property Information Detail for Taxes Payable 2008 Values Established by Assessor as of January 2, 2007

Values:

Land Market	\$404,000
Building Market	\$1,000
Machinery Market	
<b>Total Market:</b>	\$405,000
Land Limited	\$404,000
Building Limited	\$1,000
<b>Total Limited:</b>	\$405,000

Qualifying Improvements

Classifications:

Property Type	COMMERCIAL-NON PREFERRED
Homestead Status	NON-HOMESTEAD
Relative Homestead	
Agricultural	
Exempt Status	

# Real Estate Tax Information



# *Real Estate Tax Information*



