

A private land-owner has listed this property for sale. The property lends itself to a light industrial, residential or commercial use.

Property Available for Development

1020 N 10TH Street, Lake City, MN 55041 [link to Google Maps](#)

Mississippi Bluffs Business Park

Total Lot Size 6.40 AC

1-1.25 acre Commercial Land Lots

Asking price: \$69,000-\$72,500/lot \$418,500 total

<https://www.loopnet.com/Listing/1020-N-10TH-St-Lake-City-MN/11930115>

[Link to Wabasha County GIS page with property tax info](#)



Geographic Location

The surrounding land uses adjacent to the property make it a good fit for light industrial use. Permitted and conditional uses allowed in the LI zoning district include: daycare center, business center, offices, communication services, funeral home, repair and maintenance



shop, transportation services, veterinary services, restaurants, building supply sales, garden center, wholesaling, car wash, and/or agricultural services. The site's proximity to the railroad tracks make it well suited for light industrial land uses.

North 10th Street is a truck route and major collector street, making it suited for commercial and industrial traffic as compared to residential streets. The site's proximity to the city's electrical substation, and other infrastructure including roads, water, sewer, and storm water ponds, make this site suitable for industrial development. Lake City has very few vacant commercial or industrial sites. Only 5% of Lake City's existing parcels are industrial.

Background

The City of Lake City is the largest city in the County of Wabasha with a population of over 5500. Lake City is home to major employers including Mayo Clinic and Hearth & Home Technologies. Lake City is 35 minutes from Rochester, Minnesota, allowing many residents a quick commute to Minnesota's third largest city. As part of one of the fastest growing metro regions in the upper midwest, Lake City is well-positioned in local tourism/vacation markets, agricultural production, manufacturing, and the larger regional growth of Rochester's Mayo Clinic as a medical destination.

Contact

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