

# For Sale or Lease | 6671 Lake Blvd | Wyoming, MN

Sale Offering Memorandum

20,300 Sq. Ft. on 10.69 Acres



**NEWMARK**

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# PROPERTY OVERVIEW

## THE OFFERING

Newmark is pleased to present 6671 Lake Blvd (Hwy 8) available for sale or lease in Wyoming, Minnesota. This industrial building contains approximately 20,300 building square feet total (consisting of one main building and one smaller building) situated on 10.69 acres (consisting of four separate parcels). The property offers easy access and visibility to Lake Blvd (Hwy 8) and a variety of different uses. Please contact a member of our team to schedule your property tour.

- ★ **C - Commercial Zoning Permits a Variety of Different Uses**
- ★ **Great Access and Visibility**
- ★ **Huge Fenced-In Parking Lot**
- ★ **New \$200,000 Flat Roof Installed in Jan 2024**
- ★ **3-Phase Electric**

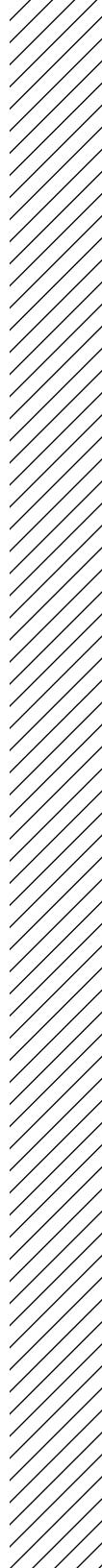


## DETAILS

Address	6671 Lake Blvd   Wyoming, MN (Great Visibility to Highway 8)
Building Size	Main Building: 16,500 Sq. Ft. Smaller Building: 3,800 Sq. Ft. Total Building Sq. Ft.: 20,300 Sq. Ft.
Loading	Nine (9) Drive-In Doors (Including Three (3) Bays with Drive-Through Doors)
Year Built	1979, Renovated in Approx. 2014
Chisago County PID #'s	21-10-66-700 (0.70 AC) 21-11-06-800 (2.03 AC) 21-11-06-700 (3.24 AC) 21-10-66-500 (4.72 AC)
Site Size	10.69 Acres (Four Parcels)
2025 RE Taxes	\$42,722.00
Asking Price	\$2,195,000
Lease Rates	Negotiable

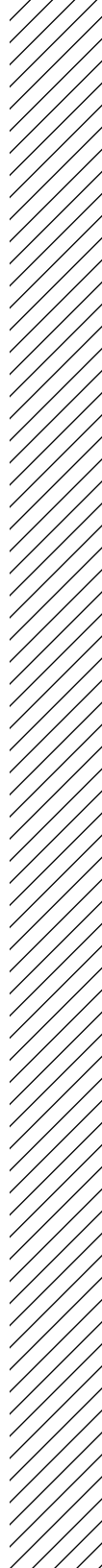


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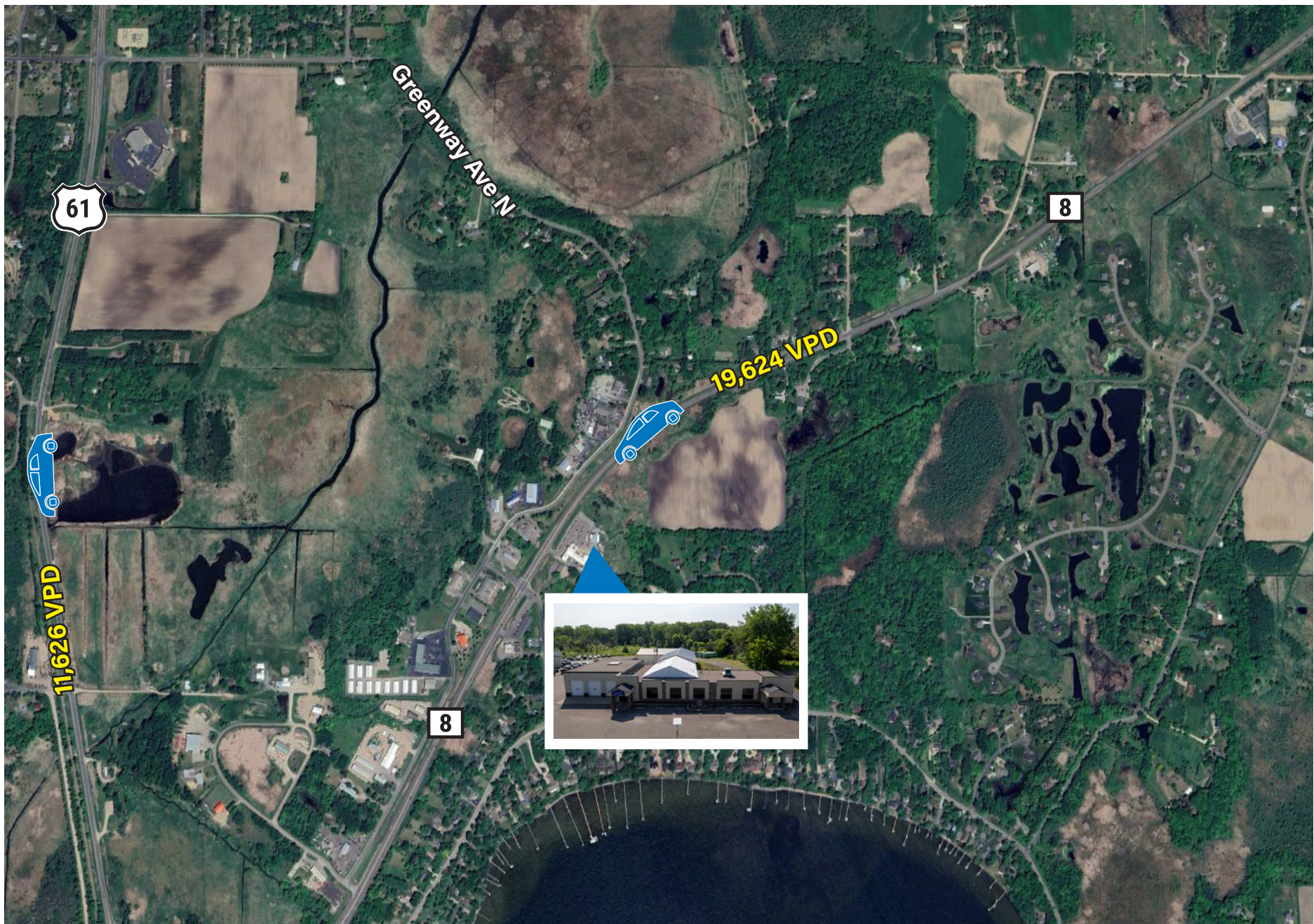


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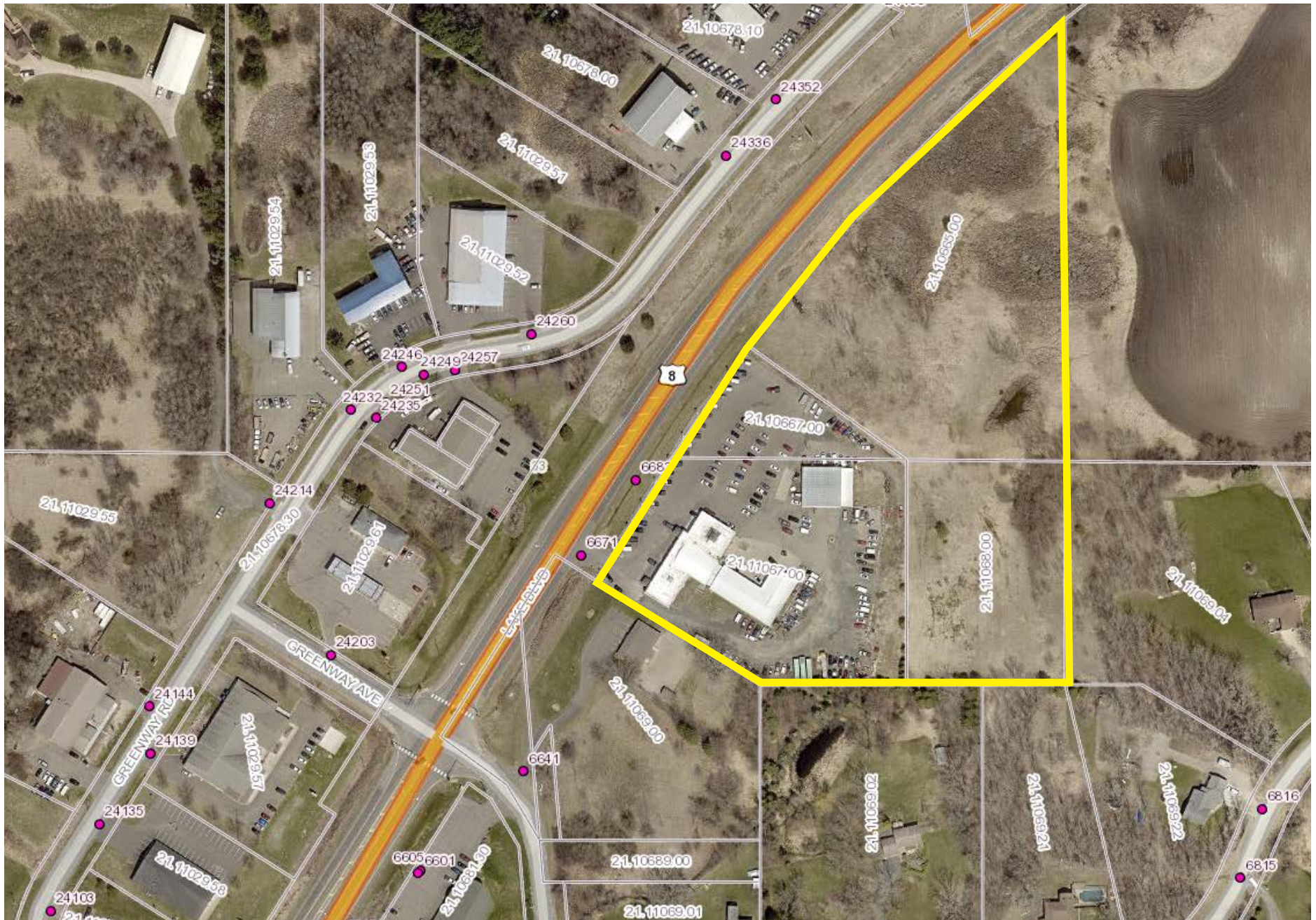


AERIAL MAP



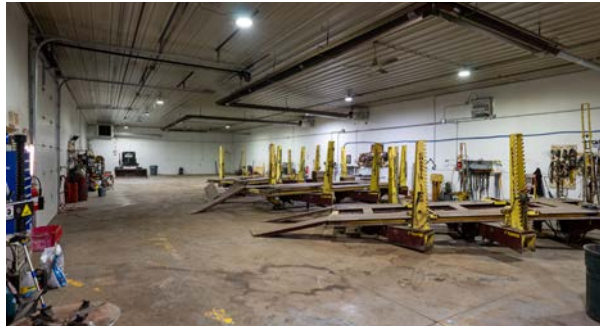


## GIS VIEW MAP





## INTERIOR PHOTOS





## EXTERIOR PHOTOS





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