

Forest Lake | MN 55025  
.75 Acres W. Broadway Ave.



For Sale



## PROPERTY HIGHLIGHTS

- .75 acre site (32,670 square feet)
- \$8.00 per square foot or \$261,360
- Located on Broadway Avenue-just North of Cub Foods
- Zoned B3-Highway Business
- Water, sewer, electrical and gas at site
- Access to I35E via West Broadway Avenue



2025 4th Street | Suite 106  
White Bear Lake | MN 55110  
[www.TITUScre.com](http://www.TITUScre.com)



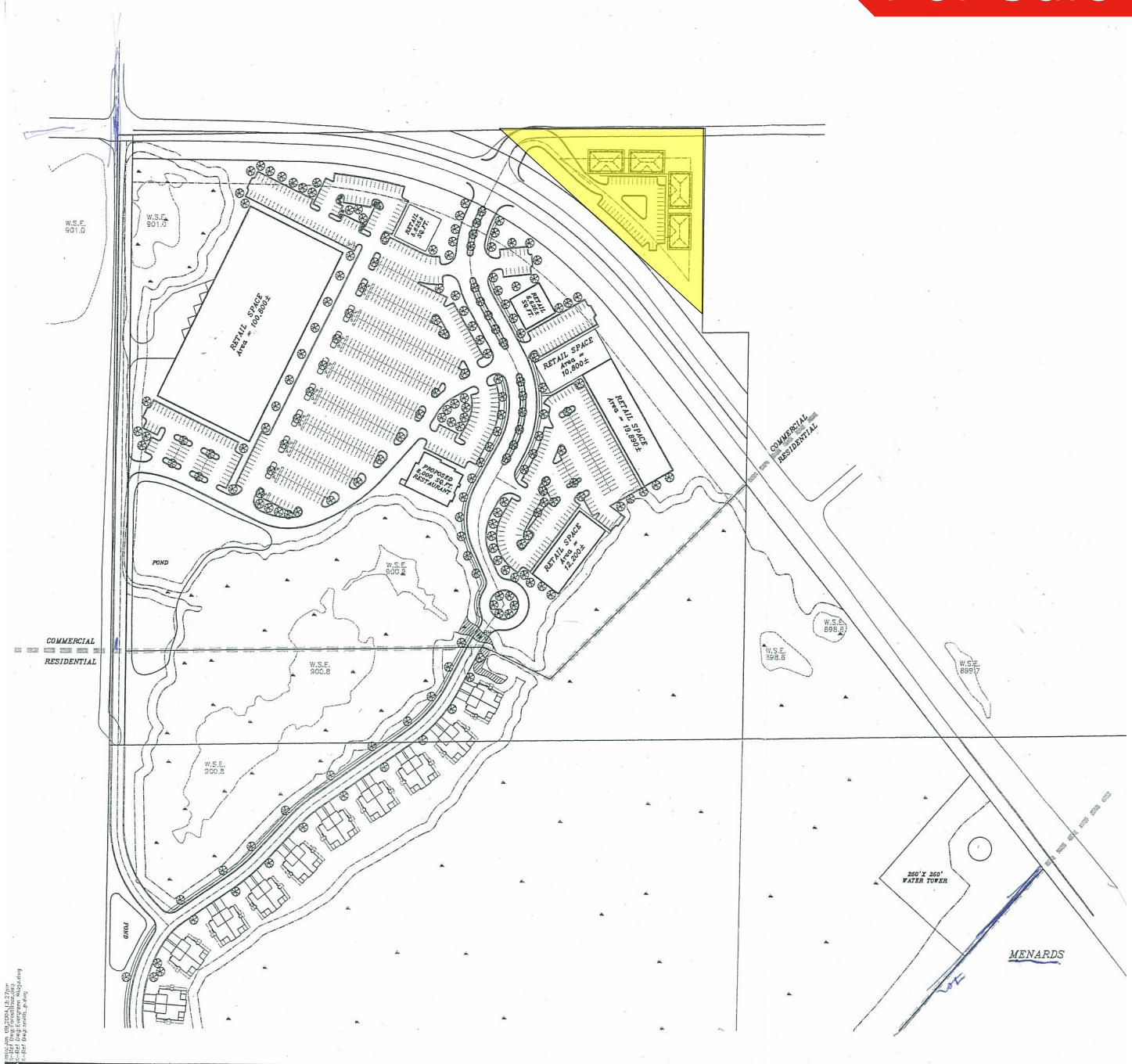
Mike Brass  
612-750-4312  
[mike@mikebrass.com](mailto:mike@mikebrass.com)



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### 153.327 HIGHWAY BUSINESS (B-3) DISTRICT.

(A) *Purpose.* The Highway Business (B-3) District is intended to accommodate an adequate supply of businesses and services that primarily serve the community and regional needs; to keep retail and service businesses that are oriented to motorists in close proximity to thoroughfares and access from regional highways in areas that are appropriately designated on the Comprehensive Plan; to encourage grouping of compatible and mutually supportive business uses and services; to establish a high standard of development and design that produces a positive visual image and minimizes the effects of traffic congestion, noise, odor, and glare.

(B) *Permitted uses.* Subject to applicable provisions of this chapter, the following are permitted uses in the B-3 District:

- (1) Club or lodge;
- (2) Day care facility, licensed;
- (3) Funeral home;
- (4) Garden supply stores and nursery yards;
- (5) Health/recreation facility;
- (6) Hotel;
- (7) Medical uses;
- (8) Motel;
- (9) Motor vehicle - convenience store, parts, repair - major, repair - minor, service station, new auto dealership licensed, used auto dealership licensed, wash;
- (10) Office;
- (11) Plant nursery, commercial and wholesale;
- (12) Restaurant - fast food and full service (with or without drive thru);
- (13) Retail/office/multi-tenant structure;
- (14) Retail sales and services;
- (15) School, specialty;
- (16) Tavern or bar;
- (17) Truck stop;

(18) Wholesale office and showroom.

(C) *Accessory uses.* Subject to applicable provisions of this chapter, the following accessory uses in the R-3 District are allowed only when it is an accessory to an existing principal permitted use on the same lot. All accessory uses must meet the procedures set forth in and regulated by §§ [153.110](#) *et seq.*:

- (1) Outdoor sidewalk café;
- (2) Trash enclosure service structure;
- (3) Other uses customarily associated with but subordinate to a permitted use as determined by the city.

(D) *Conditional uses.* Subject to applicable provisions of this chapter, the following are conditional uses in the B-3 District (requires a conditional use permit based upon procedures set forth in and regulated by § [153.032](#)):

- (1) Essential services - governmental buildings and storage, utility substations;
- (2) Kennel - commercial;
- (3) Light manufacturing;
- (4) Nursing home;
- (5) Open sales lot;
- (6) Place of worship and any columbarium constructed in connection therewith;
- (7) Recreation - commercial;
- (8) School;
- (9) Self-service storage;
- (10) Veterinary;
- (11) Warehousing and distribution;
- (12) Towers (see § [153.096](#));
- (13) Other uses similar to those permitted in this section as determined by the Planning Commission and City Council.

