

## **“Hermantown Liquor” Site**

**5115 Miller Trunk Hwy • Hermantown, MN**



**Offered at \$825,000**

### **Prime Opportunity on Highway 53!**

**8.23 Acres of land on the rapidly expanding Highway 53 corridor on a stoplight corner. This site could be redeveloped now, or the savvy investor could buy and hold. Property includes the former Hermantown Liquor building that is currently available for an owner/user or lease it out for additional income. Also included is the former “Park Bench” mixed used building which currently houses three long term commercial tenants and two residential apartments. Behind the two business is the**



**Greg Follmer, Owner, Broker  
Office—218-310-0013  
GregFollmer@gmail.com**



- Hermantown Liquor Store—Built in 2003
- 3,000 Square Feet
- 6,200 Square foot parking lot asphalt
- Traffic counts of over 19,000 Cars Per Day
- Prime location for many uses.

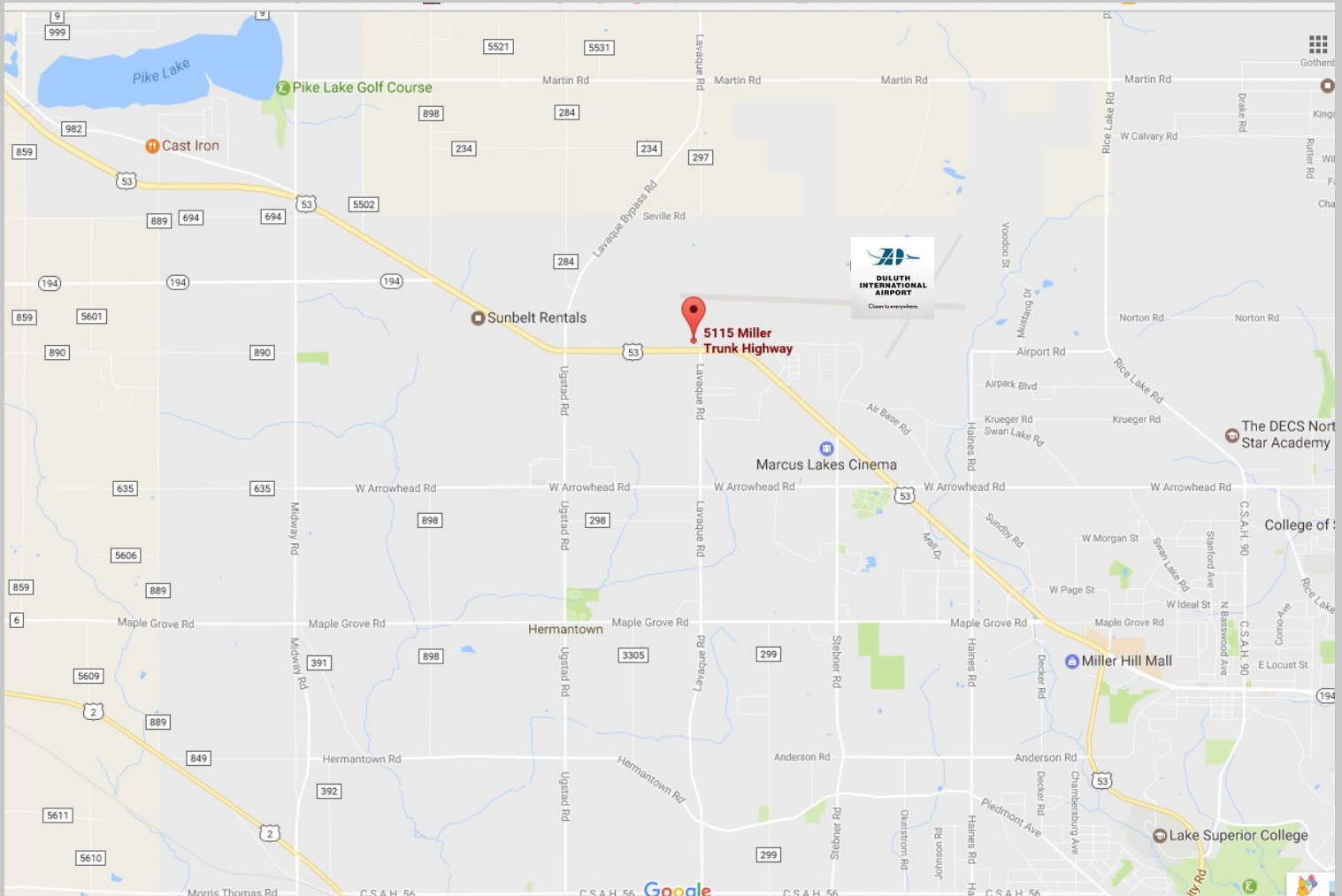


Office: 218-310-0013 / [www.GregFollmer.com](http://www.GregFollmer.com)

All Information Herein Deemed Reliable but not Guaranteed



- Built in 1945
- 8,946 Square Feet
- 3 Commercial tenants
- 2 Residential Apartments (1—3 BR / 1—2 BR)
- \$5,200 Monthly Income



Office: 218-310-0013 / [www.GregFollmer.com](http://www.GregFollmer.com)

All Information Herein Deemed Reliable but not Guaranteed



- **RV Park and community building (laundry)**
- **Approximately \$28,000 per year income**
- **30 mostly seasonal sites with full hookups**



Office: 218-310-0013 / [www.GregFollmer.com](http://www.GregFollmer.com)

All Information Herein Deemed Reliable but not Guaranteed



Four Parcels included in sale  
#395-0010-00610 / 3.93 Acres  
#395-0010-00620 / 1.63 Acres  
#395-0010-00628 / 2 Acres  
#395-0010-00623 / .67 Acres

2020 Taxes—Total all 4 parcels  
\$21,606.00

**Offered at \$825,000**

**CONTACT:**  
**Greg Follmer, Broker**  
**Office—218-310-0013**  
**GregFollmer@gmail.com**



Office: 218-310-0013 / [www.GregFollmer.com](http://www.GregFollmer.com)