



## Skyline Motel Site – Location, Location, Location!

### 2.85 Acres Redevelopment Opportunity

Redevelopment Site: EDA owned, selling all (3) parcels as one package





**Description:**

This prime mixed-use or industrial development opportunity is located on the west side of Old Hwy 8 and north of Mustang Drive approximately nine miles northeast of Downtown Minneapolis and 11 miles northwest of Downtown St. Paul. The site is situated in close proximity to transportation networks, major employment centers, colleges, and universities, regional shopping centers and numerous recreational spots.

**Property Addresses:**

4889 Old Highway 8, Section 17 Town, 30 Range 23

**Lot Size:**

2.85 acres includes all 3 parcels (Relatively flat, some sloped, some wetland and trees on the northernmost point, Old Highway 8 access, convenient access to I-35W) There is an additional City owned lot 0.65 acres at the northern most point that is currently being used as a retention pond. There may be a possibility of combining approximately 2.57 acres from the rear of Bauer Welding for 5.42 acres

**Price:**

\$Negotiable (Please contact Brian Beeman, Assistant City Administrator  
[brian.beeman@moundsviewmn.org](mailto:brian.beeman@moundsviewmn.org), 763.717.4029)

**Status:**

Vacant motel with additional City owned lot that is being used as a retention pond. The motel will be demolished and a new building constructed once a user is identified.

**Zoning:**

All parcels are I-1 (Industrial) Provide for the establishment of warehousing and industrial development.

Possible/Permitted Uses I-1: Adult establishments, building materials, sales yards, retail lumber yard, contractors equipment sales and rentals, storage and sale of food, and fuel not for resale, flammable liquids above ground storage not to exceed a total of eight hundred (800) gallons, underground bulk storage not to exceed twenty five thousand (25,000) gallons if located not less than fifty feet (50') from a residential district, golf course, governmental and public utility building and structures, greenhouses, and nurseries, motorized vehicles or recreational equipment sales and service and rental, newspaper and general printings, warehouses, wholesale and retail showrooms and offices; provided that at least fifty percent (50%) of the principal building is devoted to storage or warehousing of merchandise.

Accessory Uses: Buildings and structures for a use accessory to the principle use; Office accessory to the principal use, Off-street parking with stipulations, Off-street loadings with stipulations, Signs with stipulations.

Conditional Uses: (Requiring a conditional use permit); Open to outdoor storage as an accessory use, Open or outdoor services, sale and rental as a principal or an assessor use and including sales in or from motorized vehicles, trailers or wagons; provided that, a. Accessory outside service, sales and equipment rental a connected with a principal use is limited to thirty percent (30%) of the gross floor area of the principal use. b. Outside sales areas are fenced or screened from view of neighboring residential uses or an abutting residential district. Motor freight terminals, Industrial planned unit development, Solar energy and wind generator systems and solar and wind generator structures, warehouses, laboratories, experimental, film and/or testing, Manufacturing, compounding, processing, packaging or treatment of flammable liquids, Automobile assembly and/or major repair, Creamery, bottling plant, ice cream manufacture, ice manufacture, cold storage and/or milk distribution station, Manufacturing, compounding, processing, packaging or treatment of cosmetics, pharmaceuticals and food products and the rendering or refining of fats and oils, Manufacturing, compounding, assembly or treatment of articles of merchandise from previously prepared materials, such as bond cloth, cork, fiber, leather, paper, plastic, metals, stones, tobacco, wax, yarns and wools, Manufacture of musical instruments, novelties and molded rubber products, Manufacture or assembly of electrical appliances, instruments, and devices, Manufacture of pottery of other similar ceramic products, only by electricity or natural gas, Manufacture and repair of electrical signs, advertising structures and light sheet metal products, including heating and ventilating equipment, Blacksmith, welding or other metal shop, laundries, bag, carpet and rug cleaning, foundry casting lightweight nonferrous metals or electric foundry not causing noxious fumes or odors, storage of flammable liquids over eight hundred (800) gallons above ground, wireless telecommunications towers and antennae subject to provisions, day care center, group nursery with several provisions. (Please see current codes, additional stipulations apply)

**Demographics:**

City of Mounds View 13,327 population (2017) MetCouncil

**Income:**

Annual average wages \$99,476 (2017) MetCouncil

**Property Information:**

**4889** Property ID#: 173023140002, Land Area: 1.49 acres, Current Use: Vacant Motel

**4889** Property ID#: 173023140003, Land Area: 0.88, Current Use: Vacant Land

**4889** Owner(s): Property ID#: 173023140001, Land Area: 0.48, Current Use: Vacant Motel

**Current Owner:**

Mounds View EDA  
2401 Mounds View Boulevard  
Mounds View, MN 55112

**Contact:** 763.717.4029

Brian Beeman, M.P.A.  
Assistant City Administrator

[Brian.beeman@moundsviewmn.org](mailto:Brian.beeman@moundsviewmn.org)

