

PROPERTY DETAILS
1955 Highway 47
Isle, MN 56342

Property Description:	Well positioned 6.18-acre commercial development site consisting of four parcels. Located in Mille Lacs County, SE corner of Lake Mille Lacs. Ready for development. Excellent visibility and access along Hwy 47, with west frontage road access. Sewer and water connections are already stubbed in at the northwest corner of site.
Property ID:	1630/1620 Scenic Dr N, (20-002-1401 & 20-002-1300) total 1.54 acres. 1955 Hwy 47 (20-002-1200 & 20-561-0010) total 4.64 acres Total: 6.18 acres
Zoned:	C-2 Commercial District; R2 or R3 (possible)
Zoning Permitted & Conditional Permitted Uses may include:	Permitted Uses Include: Multit-family, hotel, motel, lodging, retail establishments, grocery, hardware, drug, clothing, furniture stores; antique gift shops, pharmacies, hardware stores, auto dealers, bookstores, office supply stores, meat locker shops. Restaurants, eating and drinking establishments, bakeries and catering establishments. Personal services, including laundry, beauty shops, barber shops, Professional services, including medical and dental offices or clinics, attorney's offices. Repair services, including automobile. Entertainment and amusement services, including theatres, recreation halls and bowling alleys, athletic clubs or spas. Finance, insurance, real estate and tax services. Churches and places of religious assembly Conditional Uses Include: Convenience food stores with accessory gas pumps; Automobile service stations, Auto parts stores with on-site service facilities Nonresidential licensed daycare facilities, Motor Vehicle, Body Shops. Apartment Buildings (24+ units possible on site; 3 stories, 36 ft) Outdoor storage incidental to a principal use. Commercial Planned Unit Developments.
Property Taxes:	2025: 20-002-1401: \$832.00 20-002-1300: \$1,934.00 20-002-1200: \$2,304.00 20-561-0010: \$16.00
Water / Sewer:	City sewer and water service available to site
Utilities:	Electric: East Central Gas: Center Point
Helpful Contacts:	City Clerk/Treasurer/Zoning/Planning: Jamie Minenko: 320-676-3641; jamie@cityofisle.com