

# FOR SALE: Highway Commercial/Industrial Property

Elgin Business Park, Elgin, MN 55932

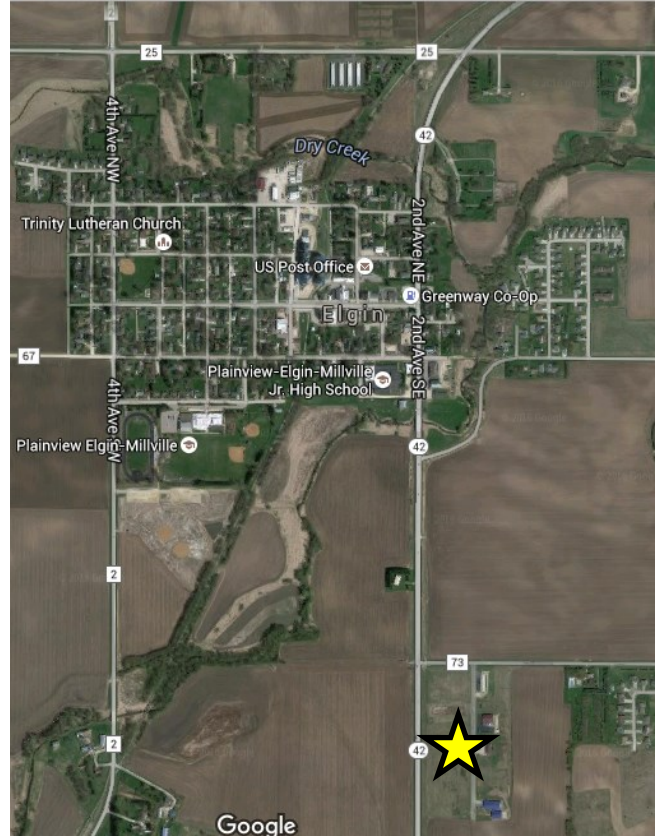
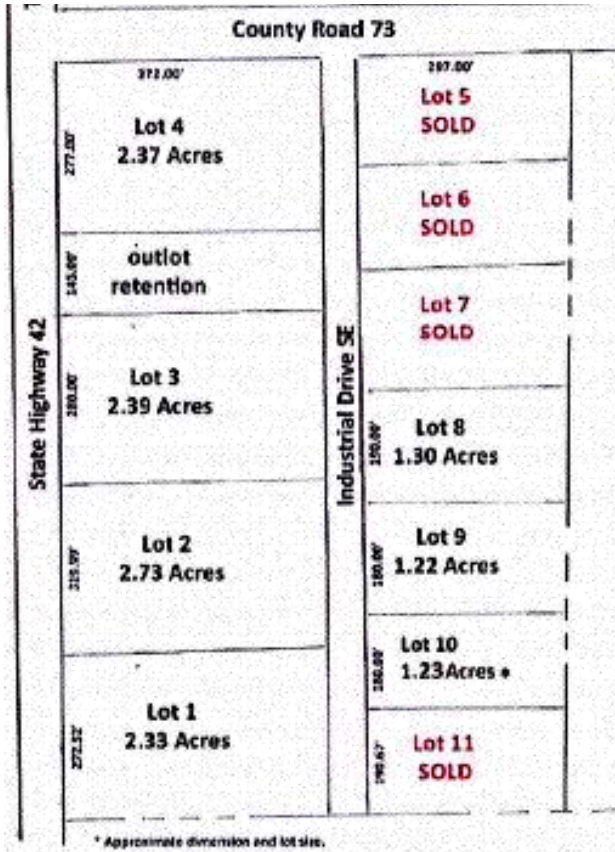


## BUILD IN ELGIN!

Easy access to US Highway 42

Utilities and road to sites already completed

7 other tenants



Total Available Acres– Approx. 12.375

\$1.25 psf

**Additional undeveloped 50+ acres available in Phase II** (price TBD on Phase II, based on needs)

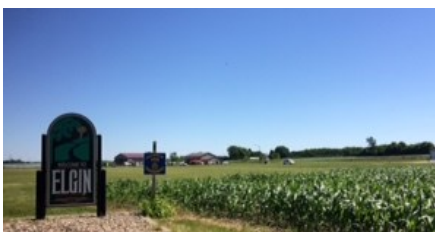
### ELGIN ECONOMIC DEVELOPMENT AUTHORITY

City Hall

130 1st Street SE . P.O. Box 236

Elgin, Minnesota 55932

**507-876-2291 . [www.elginmn.com](http://www.elginmn.com)**



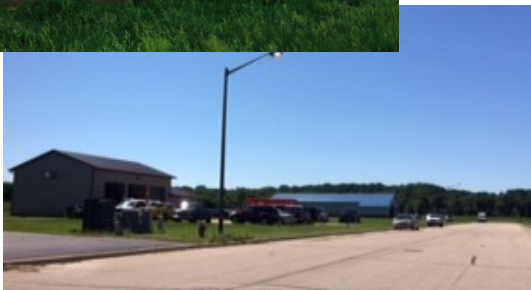
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## PROPERTY FEATURES

<b>LOCATION:</b>	Elgin Business Park US Hwy 42 and Co Rd 73
<b>PROPERTY OWNER:</b>	People's Energy Cooperative
<b>LAND PRICE:</b>	\$1.25/psf
<b>BUILDING SIZE:</b>	Bare Lot
<b>ZONING:</b>	Commercial/Industrial
<b>ELECTRIC:</b>	People's Energy Cooperative (507.367.7027)
<b>GAS:</b>	Minnesota Energy Resources (1-800-889-9508)
<b>WATER:</b>	City of Elgin (507. 876.2291)



### Business Incentives Available:

Tax Increment Financing

Tax Abatement

Elgin Commercial Loan Program

Elgin is open to discussing other incentive options,  
when available

\*All incentives are based on need, are subject to city  
policies, council approval and applicable state laws.

Some restrictions may apply.

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