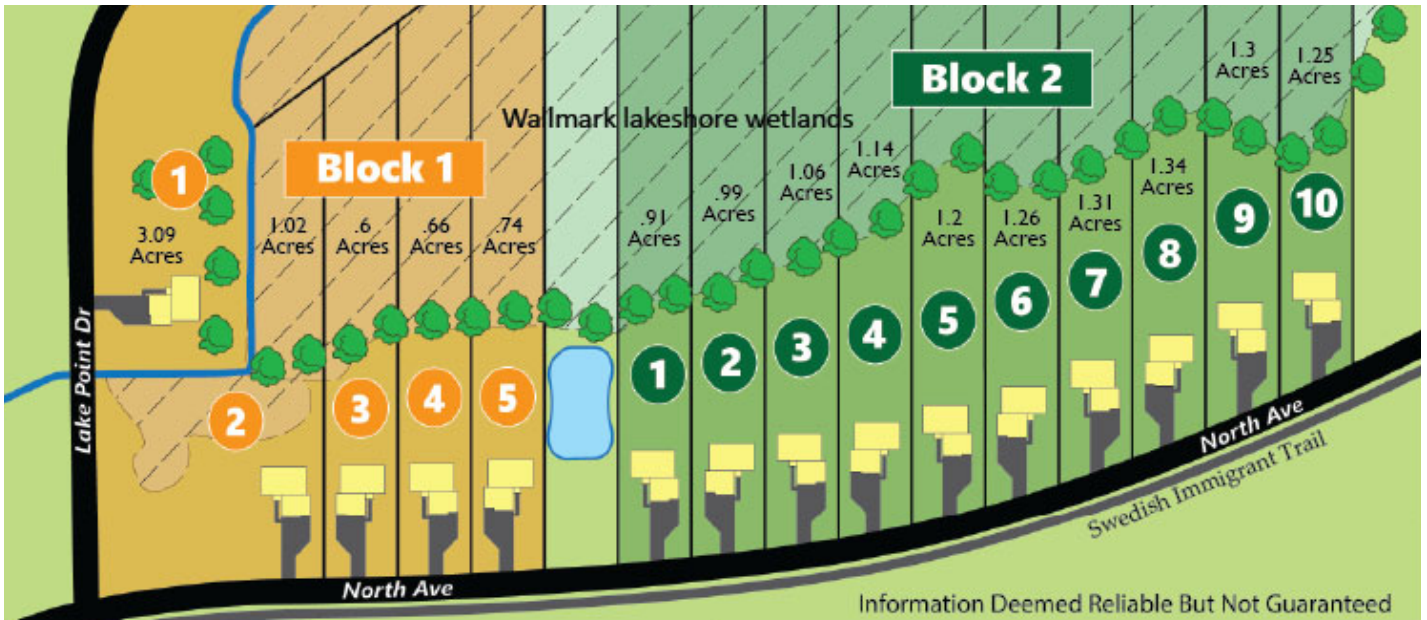


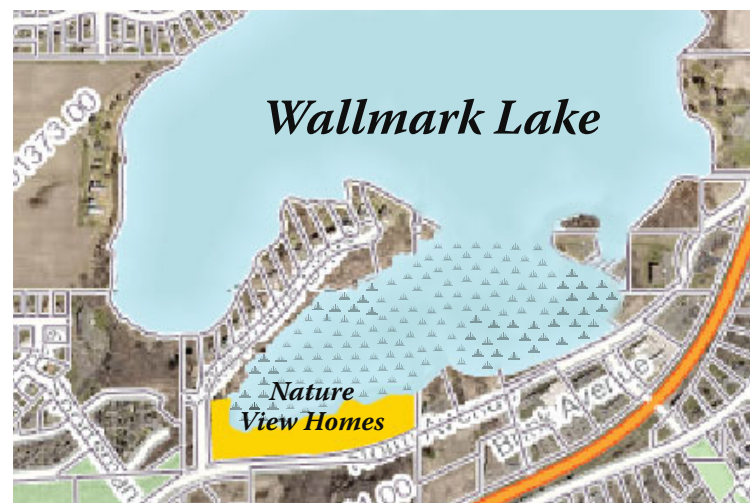
# FOR SALE

## 15 Lakeshore Wetland Lots on Wallmark Lake



### Perfect project for:

- Senior Group Homes
- Rental Properties
- Single Family Homes



A turnkey project with final city approvals, road is in, ready for grading and utilities.

Purchase price is \$995,000. Estimated development costs \$600,000.

Developed cost per lot \$110,000. Estimated retail value of each lot: \$150,000 - \$175,000.



**Owner/Agent: Randy Kempenich**  
**(612) 978-9348 | Stone Arch Funding LLC**



# 15 Wallmark Lakeshore Wetland Lots

Development opportunity to attain higher profits and cap rates.

## Property Highlights

### Privacy & Nature Views

Relax and enjoy nature views.

### Walkability

100+ businesses within one mile. Walk to grocery, dining, shopping, parks, trails, etc.

### Quiet & Convenience

Far enough away and close enough to Hwy 8.



## Development Summary

Buyer can develop the property at wholesale to attain higher profits and cap rates!

Purchase price is for land, road is in, engineering and city final approvals complete - ready for grading, utilities and building!

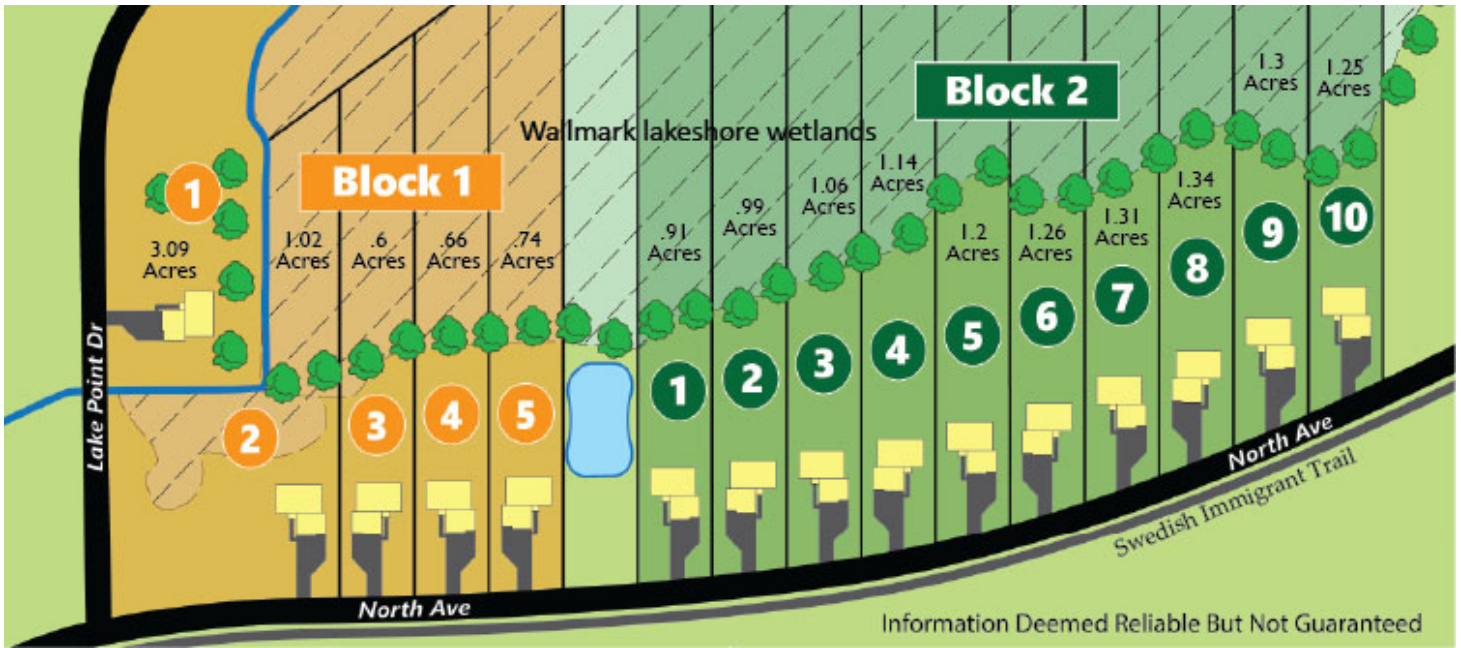
Turnkey project that is ready to go with city final approval for 15 lots on Wallmark lake shore wetlands with privacy and nature views (22+ acres). Average 1.2 acres per lot. Engineering, final city approvals and road are complete. Ready for signing city development agreement, recording plat, grading and utilities.

Perfect development for assisted living group homes, rental units with separate living spaces, multi-generational homes or single family homes.

# Approved Subdivision from Chisago City

Lots Average 1.2 Acres, Private Driveways, No HOA

11xxx North Ave, Chisago City, MN 55013



### No Car Needed

"125+ businesses within 1 mile - easy walking"



Walk to parks, trails, lakes, dining, bars, grocery's, shopping and more.



### Location! Location! Location!

"High Demand Area"



- 35 Minutes from Twin Cities
- Walk to Parks, Dining, Shopping
- On Wallmark Lake Wetlands

# Great Location

Privacy, nature views, walkability to local businesses and easy access to highway 8.

Nature View Homes is located in Chisago City, MN within the Chisago Lakes Area, 30 minutes from the Twin Cities. The Chisago Lakes Area is noted for seven recreational lakes with lots of trails, parks, restaurants, entertainment and shopping.



The Chisago Lakes Area was a finalist for the “America’s Best Communities Award” out of 100’s of entrants across the USA.

Nature View Homes is located in the center of the commercial district with over 100 businesses within one mile. Nature View Homes residents and visitors can easily walk to nearby city amenities, trails, parks, shopping, dining, bars and other local businesses.

100+ Businesses within 1 Mile

Walk to shopping, grocery, restaurants, parks, lakes, trails & more!



# Home Type Options

Walkout and lookout lots for extra affordable living space.



Option 1 - Senior group homes with 6 bedrooms and 2 live-in caregiver apartments.



Option 2 - Rental properties with separate living spaces.



Option 3 – Single Family Homes with Walkout/Lookout Lower-Level. Separate Living Spaces – Multigenerational Homes.