

WELSH



INNOVATION FROM THE GROUND UP

# For Sale

1420 White Oak Drive  
Chaska, Minnesota

- .98 acres available
- Zoned - Open Development
- PID# - 301660050
- Convenient location
- Site rough graded and ready for development
- Easy access to Highways 212, 41 and County Rd 10



For more information contact:

Brian Netz  
952.897.7736  
bnetz@welshco.com





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## 1420 White Oak Drive For Sale

**Building Address:**

1420 White Oak Drive  
Chaska, Minnesota

**Brian Netz**

- 952.897.7736
- [bnetz@welshco.com](mailto:bnetz@welshco.com)

**Acreage:**

.98 acres

**PID#:**

301660050

[www.welshco.com](http://www.welshco.com)

**Zoning:**

Open Development

4350 Baker Road, Suite 400

Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

**2010 Real Estate Taxes:**

\$4,922.00

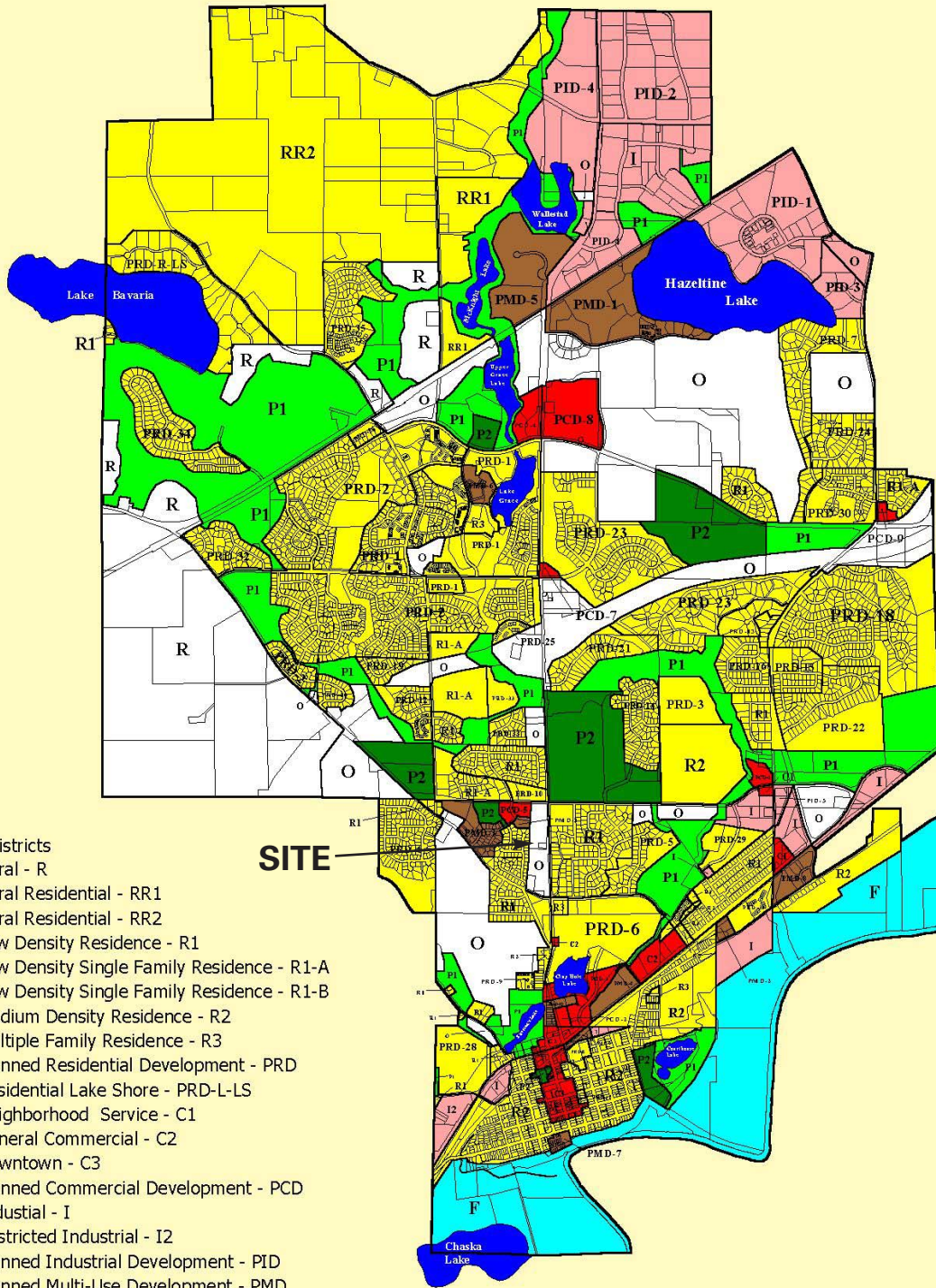
**For Sale:**

\$350,000.00

**Comments:**

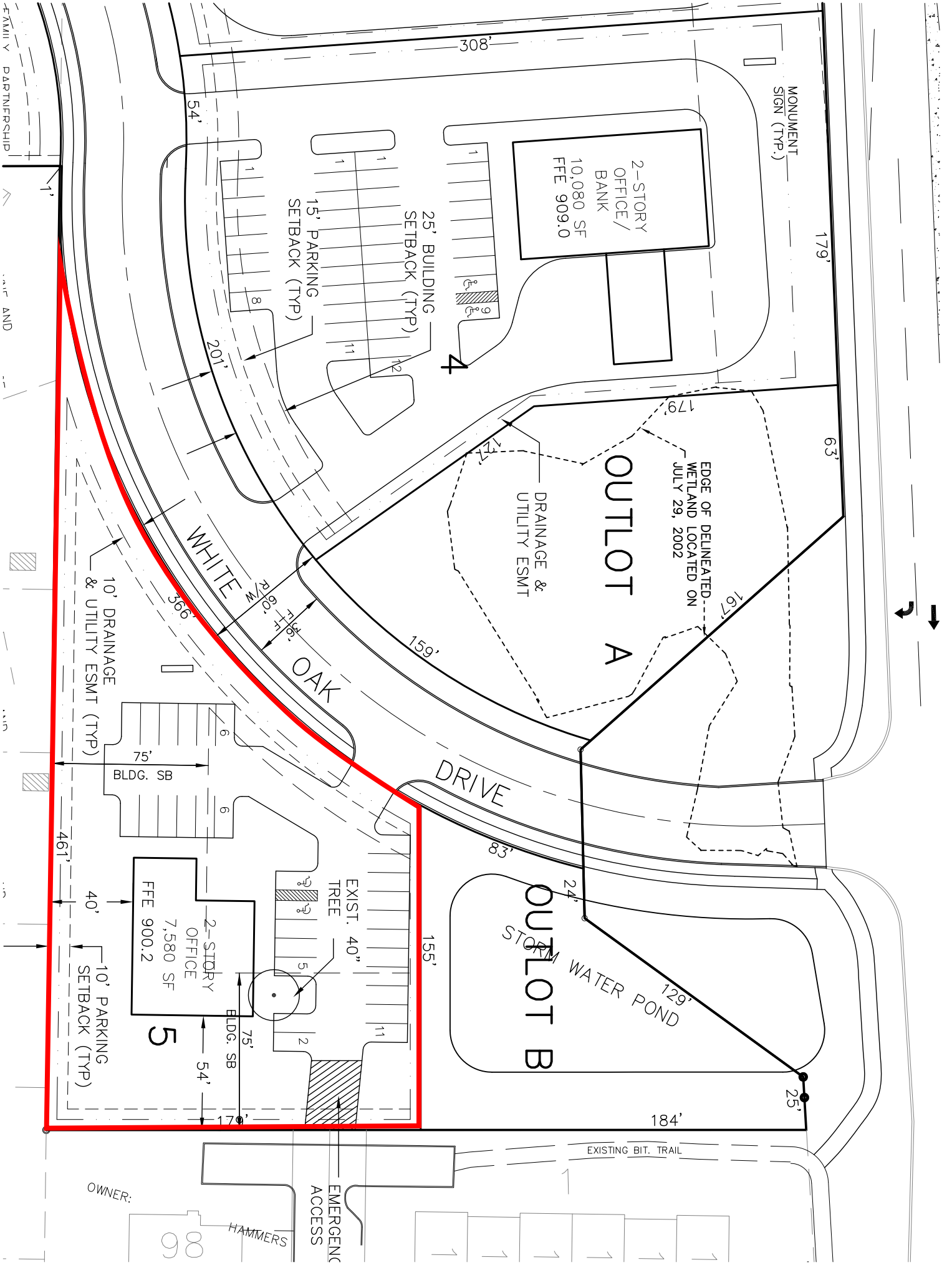
- Easy access to Highways 212, 41 and County Rd 10
- Site is rough graded and ready for development

# ZONING MAP



- Zoning Districts**
- Rural - R
  - Rural Residential - RR1
  - Rural Residential - RR2
  - Low Density Residence - R1
  - Low Density Single Family Residence - R1-A
  - Low Density Single Family Residence - R1-B
  - Medium Density Residence - R2
  - Multiple Family Residence - R3
  - Planned Residential Development - PRD
  - Residential Lake Shore - PRD-L-LS
  - Neighborhood Service - C1
  - General Commercial - C2
  - Downtown - C3
  - Planned Commercial Development - PCD
  - Industrial - I
  - Restricted Industrial - I2
  - Planned Industrial Development - PID
  - Planned Multi-Use Development - PMD
  - Public Open Space - P1
  - Public Facilities - P2
  - Flood Way - F
  - Open Development - O





MONUMENT SIGN (TYP.)

2-STORY OFFICE / BANK  
10,080 SF  
FFE 909.0

25' BUILDING SETBACK (TYP.)  
15' PARKING SETBACK (TYP.)

OUTLOT A

EDGE OF DELINEATED WETLAND LOCATED ON JULY 29, 2002

DRAINAGE & UTILITY ESMT

DRIVE

OUTLOT B

STORM WATER POND

2-STORY OFFICE  
7,580 SF  
FFE 900.2

10' PARKING SETBACK (TYP.)

10' DRAINAGE & UTILITY ESMT (TYP.)

WHITE OAK DRIVE

EXIST. 40" TREE

EMERGENC ACCESS

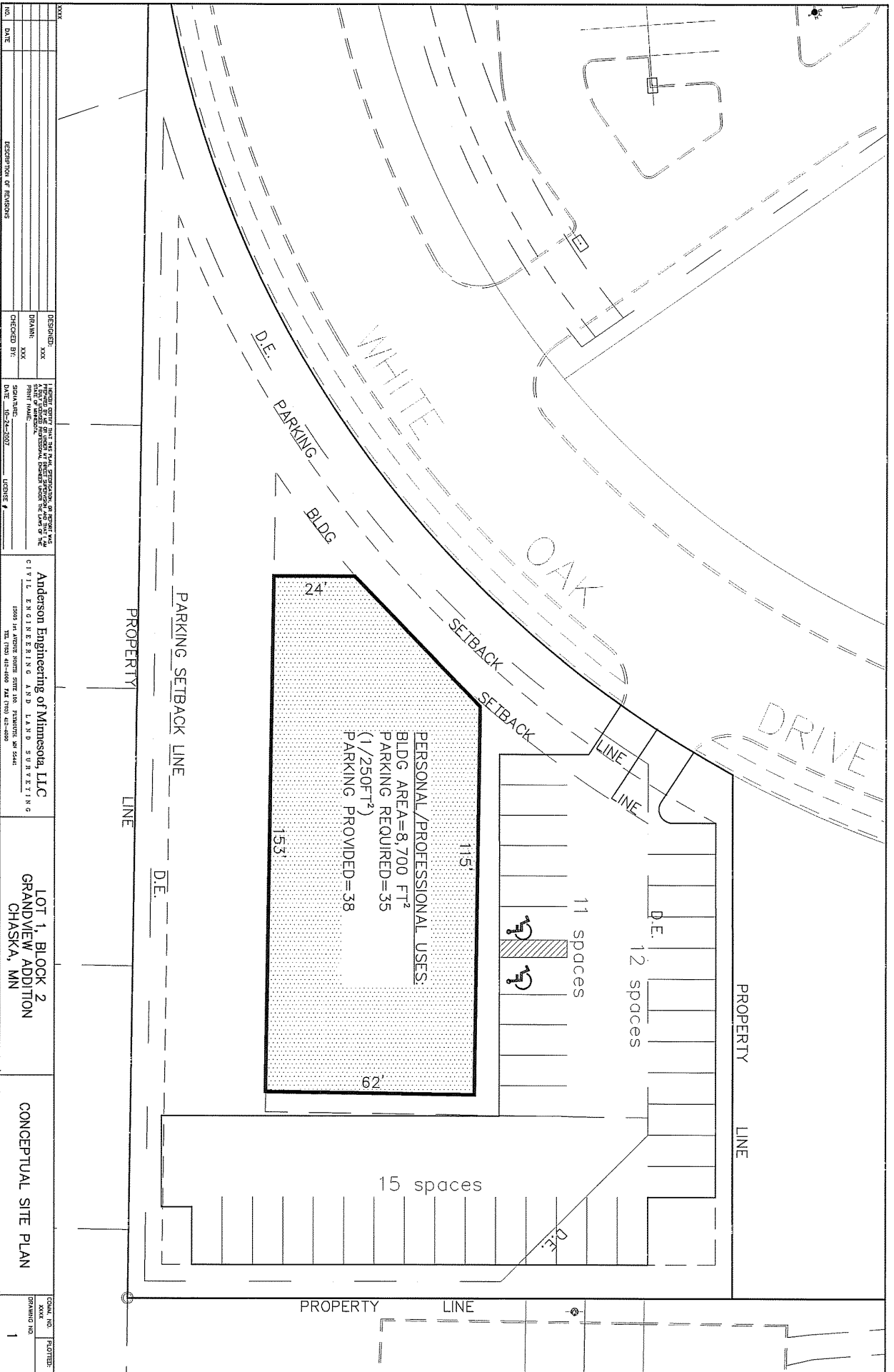
OWNER:

HAMMERS

FAMILY PARTNERSHIP

AND





PERSONAL/PROFESSIONAL USES:  
 BLDG AREA=8,700 FT<sup>2</sup>  
 PARKING REQUIRED=35  
 (1/250FT<sup>2</sup>)  
 PARKING PROVIDED=38

NO. DATE		DESCRIPTION OF REVISIONS	DESIGNED: XXX	DATE: 10-24-2007	LICENSE #	Anderson Engineering of Minnesota, LLC CIVIL ENGINEERING AND LAND SURVEYING 10005 1st Avenue South, Suite 100, Plymouth, MN 55441 TEL: (763) 463-4900 FAX: (763) 463-4905	LOT 1, BLOCK 2 GRANDVIEW ADDITION CHASKA, MN	CONCEPTUAL SITE PLAN	TOTAL NO. SHEETS: 1 DRAWING NO. 1
DRAWN: XXX		CHECKED BY:	I HEREBY CERTIFY THAT THE PREPARED, OR PREPARED BY ME, AND/OR BY ANOTHER PERSON UNDER MY SUPERVISION, DRAWINGS, SPECIFICATIONS, AND/OR REPORTS, AND/OR ANY PART THEREOF, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.	SIGNATURE:	PROJECT:				