

## **OUTSKIRTS VILLAGE – MANUFACTURED HOME PARK**

Brian Road, Rice Lake Township  
Duluth, MN

### **FACT SHEET**

**Location:** Duluth, 55803 zip code – entrance on Arnold Rd. north of Calvary and south of Martin Roads

**Site Size:** +/- 7.5 acres

**Rental Sites:** 18 sites and a site for garage/efficiency apartment, storm shelter/ manager's quarters.

**Zoning:** Rice Lake Township Special Use Permit for Planned Unit Development; area is zoned Light Industrial.

#### **Site Improvements:**

- Brian Road is a private asphalt paved road +/- 500' in length
- Each site has a two stall asphalt parking area
- Each site has separately metered water, sewer, electric, and gas
- Sites are 40X100 and 40X85 – can accommodate up to 80' homes
- There are two double-wide sites and 16 singles
- Water and Sewer are municipal services

#### **Combination Manager's Quarters – Storm Shelter Building**

- 30X30 overall dimensions
- Slab on grade
  
- **Manager's Quarters**
- 675 sq. ft. - 2X6 construction
- In-floor radiant heat
- Built-in wall unit air conditioning.
- One bedroom, living room, kitchen and full bath.
- Carpet and ceramic tile flooring,
- Kitchen with hickory cabinets, granite countertop,
- Built in dishwasher, microwave, fan hood, range top, and disposal
  
- **Storm Shelter**
- Built to FEMA specifications
- Reinforced concrete walls and ceiling 15X15 (225 sq. ft.)
- Includes concrete barriers in front of the two entry doors
- Other than storm shelter use prohibited

### **Combination Garage – Efficiency Apartment Building**

- 26X38 Double Garage and 364 sq. ft. efficiency apartment
- Slab on grade
- In floor radiant heat in apartment and garage
- Hot water boiler provides heat to Manager's Quarters also.

- **Efficiency Apartment**

- 14X26 (364 sq. ft.)
- Bedroom, bathroom, kitchenette and utility room

- **Double Garage**

- 26' X 38' 988 sq. ft.
- Heated floor
- Two overhead doors
- Steel lined interior

### **Occupancy**

- Five sites presently occupied – one double – four singles
- Thirteen sites available – one double – twelve singles
- Monthly rent - \$300 to \$350/site

### **ALL IMPROVEMENTS ARE IN EXCELLENT CONDITION**

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Information is deemed to be correct, but not guaranteed.