

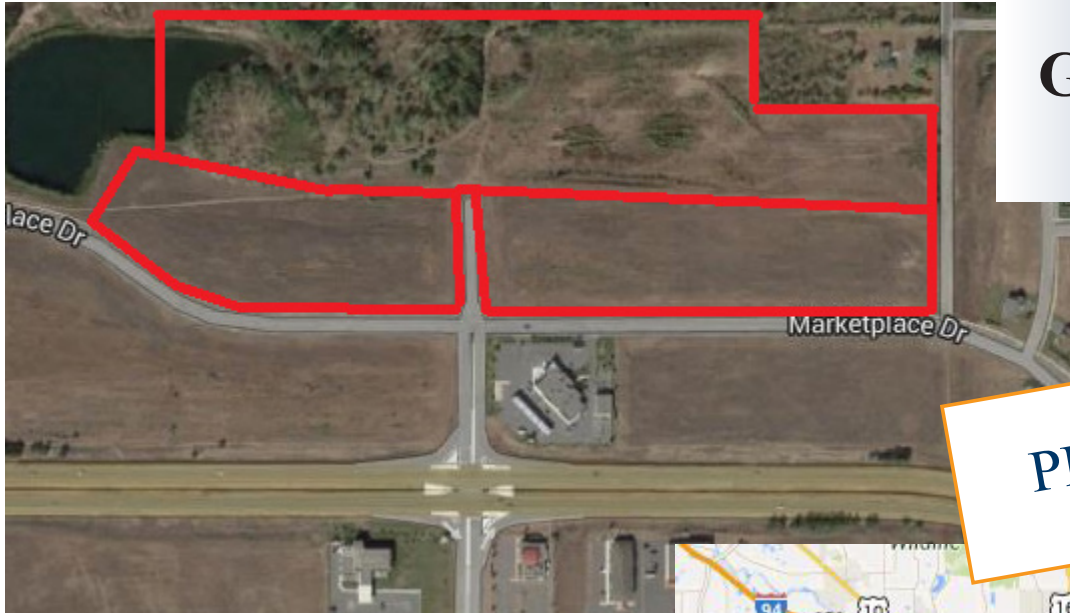


COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Big Lake - Commercial Land

FOR SALE

xxx Marketplace N., Big Lake, MN 55309

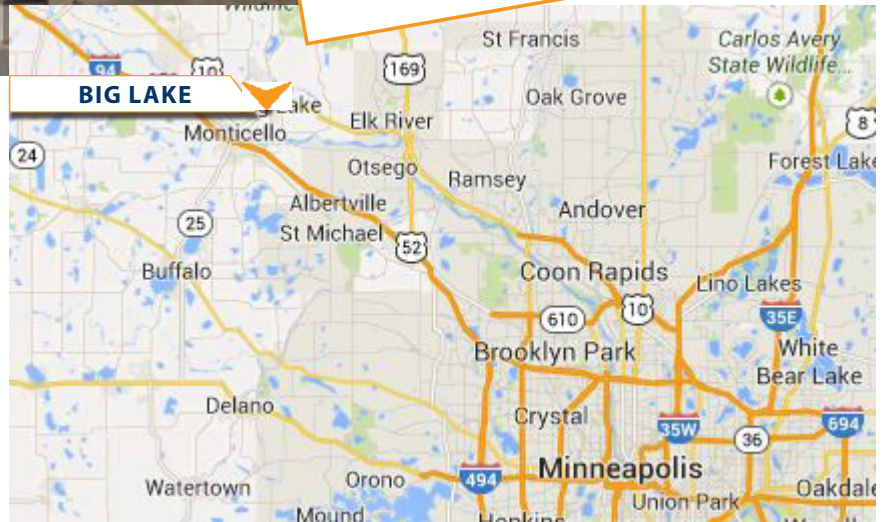


Great Location!

PRICE REDUCED

PROPERTY INFORMATION

- * ~~\$4.00/psf~~ REDUCED TO \$1.25/psf
- * Sherburne County
- * PID 65-543-0030 (20.35 Acres)
2017 Taxes \$17,166.00
- * PID 65-543-0040 (7.49 Acres)
2017 Taxes \$15,828.00
- * PID 65-543-0070 (8.78 Acres)
2017 Taxes \$17,048.00
- * Zoning: B-3 General Business
- * Quick access to Highway 10
- * Businesses in the area include:
Centra Care Clinic, America's Best Inn,
Mobil Gas, McDonald's, Fresh Flame
Burger, Family Dollar and more!



Contact:

WAYNE ELAM

(763) 229-4982

WElam@commrealtysolutions.com



3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

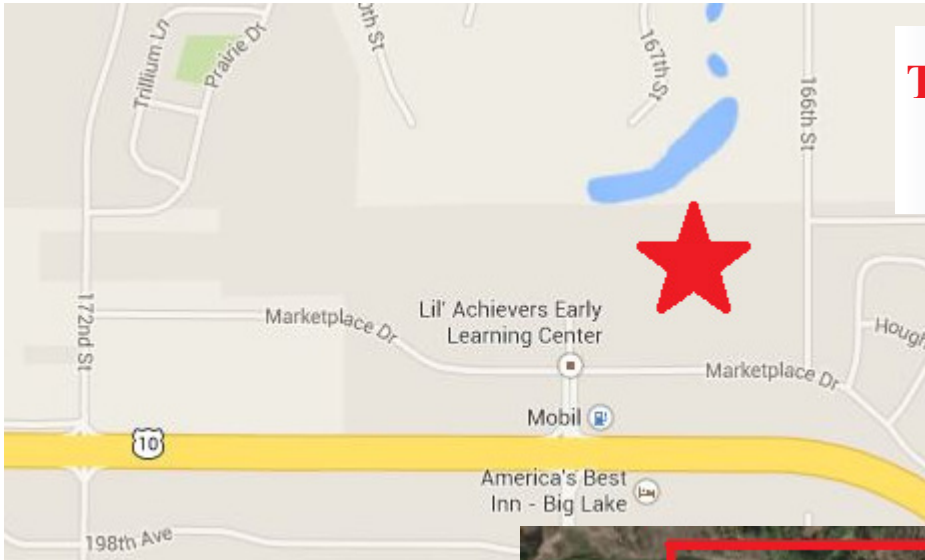
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Over 35 Acres
Parcel - Divisible!



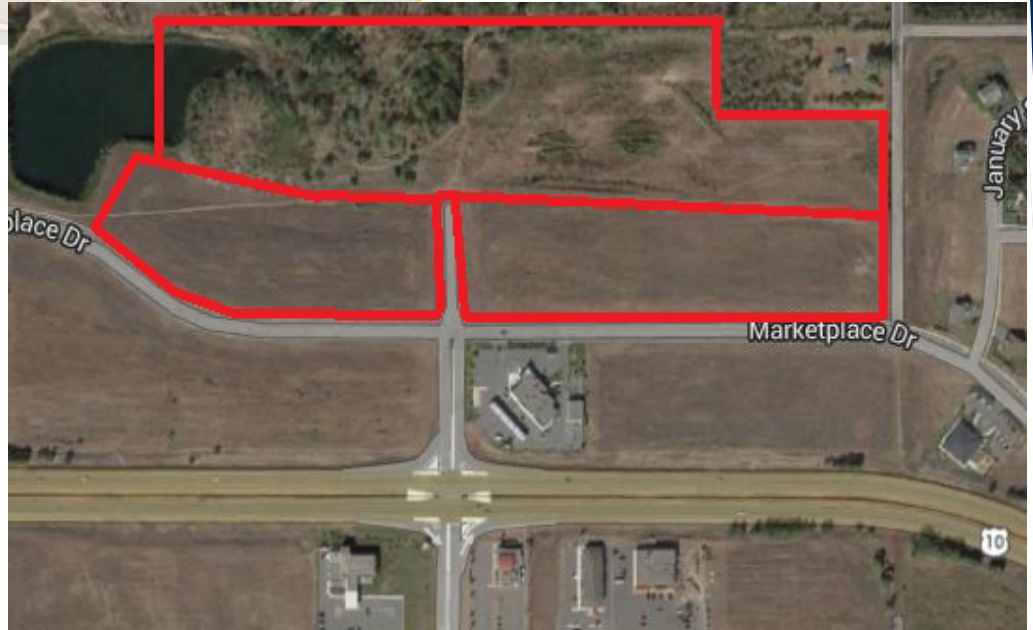
TRAFFIC COUNTS - 2017

- * Highway 10 - 17,700 VPD
- * C.R 43 - 5,300 VPD

Big Lake & Big Lake TWP
Combined Population
17,446

PROPERTY INFORMATION

- * Close to Northstar Commuter Rail
- * Minutes from Big Lake, Elk River and Monticello
- * 1 Block North of Highway 10
- * 30 Minutes to Maple Grove
- * 30 Minutes to St. Cloud



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