



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Big Lake - Industrial Land FOR SALE

xxx 197th Avenue, Big Lake, MN 55309



Hudson Industrial Park (Lot 2, Block 1)

**PRICE
REDUCED**

PROPERTY INFORMATION

* Sales Price \$2.49/PSF

REDUCED TO **\$1.25/PSF**

- * 10 Acre Site - Divisible (Build Ready)
- * Utilities to the site
- * Sherburne County PID 65-522-0110
- * 2017 Taxes \$546.00 (Green Acres)
- * Zoned I-3 (Isolated Industrial)
- * TIF Available
- * RR located at the rear of the lot, possible Rail Spur
- * Hudson Industrial Park Location
- * Quick and easy access to Highway 10



Contact:

WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com



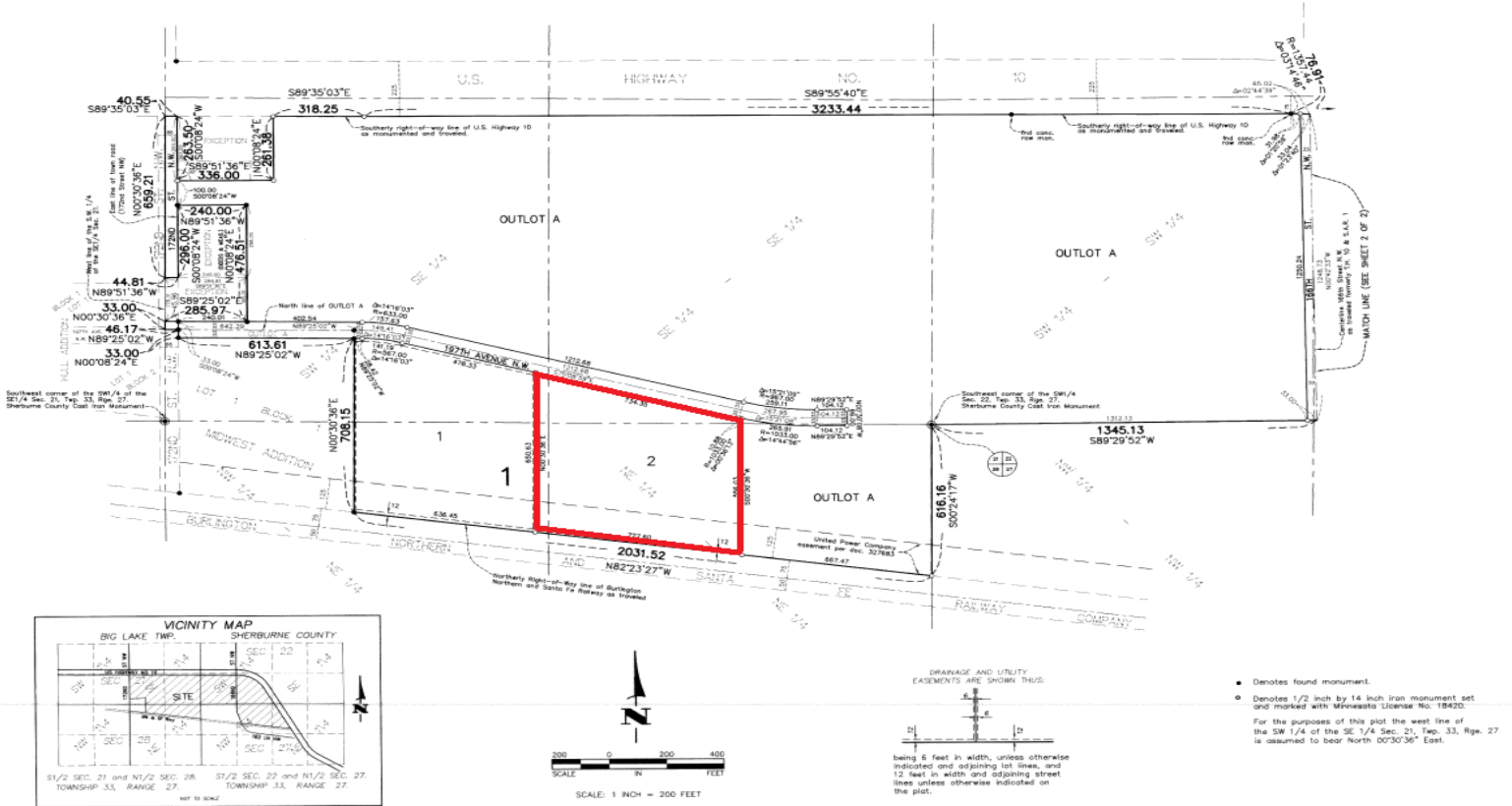
3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

Big Lake - Industrial Land FOR SALE

xxx 197th Avenue, Big Lake, MN 55309

Hudson Industrial Park!

HUDSON INDUSTRIAL PARK



PROPERTY INFORMATION

- * Quick and easy access to Highway 10
- * Great Industrial Lot (Build Ready)
- * 10 Acre level site with utilities
- * 10 Miles to Elk River
- * 25 Miles to St. Cloud

TRAFFIC COUNTS - 2017

- * Highway 10 - 17,700 VPD



Contact:
WAYNE ELAM
(763) 229-4982
WElam@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions, LLC has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions, LLC disclaims all liabilities in connection with any inaccuracies or incompleteness.

Big Lake - Industrial Land

FOR SALE

xxx 197th Avenue, Big Lake, MN 55309

Hudson
Industrial
Park!



PROPERTY INFORMATION

- * Great location in Industrial Park
- * Quick and easy access to Hwy 10
- * Business in the area:
 - Coborn's
 - Little Duke's
 - Caribou
 - Dairy Queen
 - Klein Bank
 - Do It Best Lumber
 - and more

Contact:

WAYNE ELAM

(763) 229-4982

WElam@commrealtysolutions.com



3 Highway 55 West, Buffalo, MN 55313

cell 763 229 4982

office 763 682 2400

fax 763 682 4524

www.commrealtysolutions.com