



Big Lake - Commercial Land

# FOR SALE

xxx County Road 43 NW, Big Lake, MN 55309

COMMERCIAL REALTY SOLUTIONS  
www.commrealtysolutions.com



## Highway 10 Visibility

**PRICE REDUCED**

### PROPERTY INFORMATION

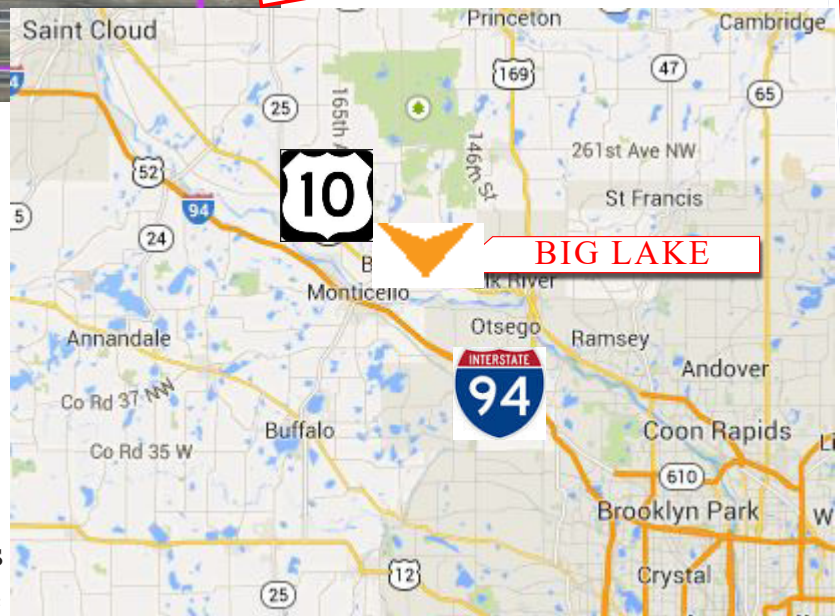
- \* Sales Price ~~\$4.00 - \$5.00/sf~~  
Reduced to **\$3.75/psf**
- \* 3.77 Acres (Divisible)
- \* Sherburne County PID 65-587-0010
- \* 2019 Taxes \$12,356.00
- \* Highway 10 Visibility with easy access
- \* Near signalized intersection
- \* Businesses in the area include:  
Klein Bank, Big Lake Vet Clinic, McPete's Bar & Lanes, Coborn's, Caribou, Big Lake Station Park & Ride and more . . . .

**Contact:**

**SHEILA ZACHMAN**

**(763) 244-0600**

**SZachman@commrealtysolutions.com**



**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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## TRAFFIC COUNTS - 2018

- \* Highway 10 - 17,700 VPD
- \* C.R. 43 - 5,500 VPD



### PROPERTY INFORMATION

- \* Located on North side of Highway 10
- \* Across from Big Lake Northstar hub
- \* Just 4 miles from I-94
- \* High traffic area

DEMOGRAPHICS 2015	1 Mile	3 Mile	5 Mile
Population	5,582	20,814	33,124
Median Age	39	41	40
Avg HH Inc.	\$49,873.00	\$57,223.00	\$56,884.00
Median HH Inc.	\$45,284.00	\$51,607.00	\$51,886.00

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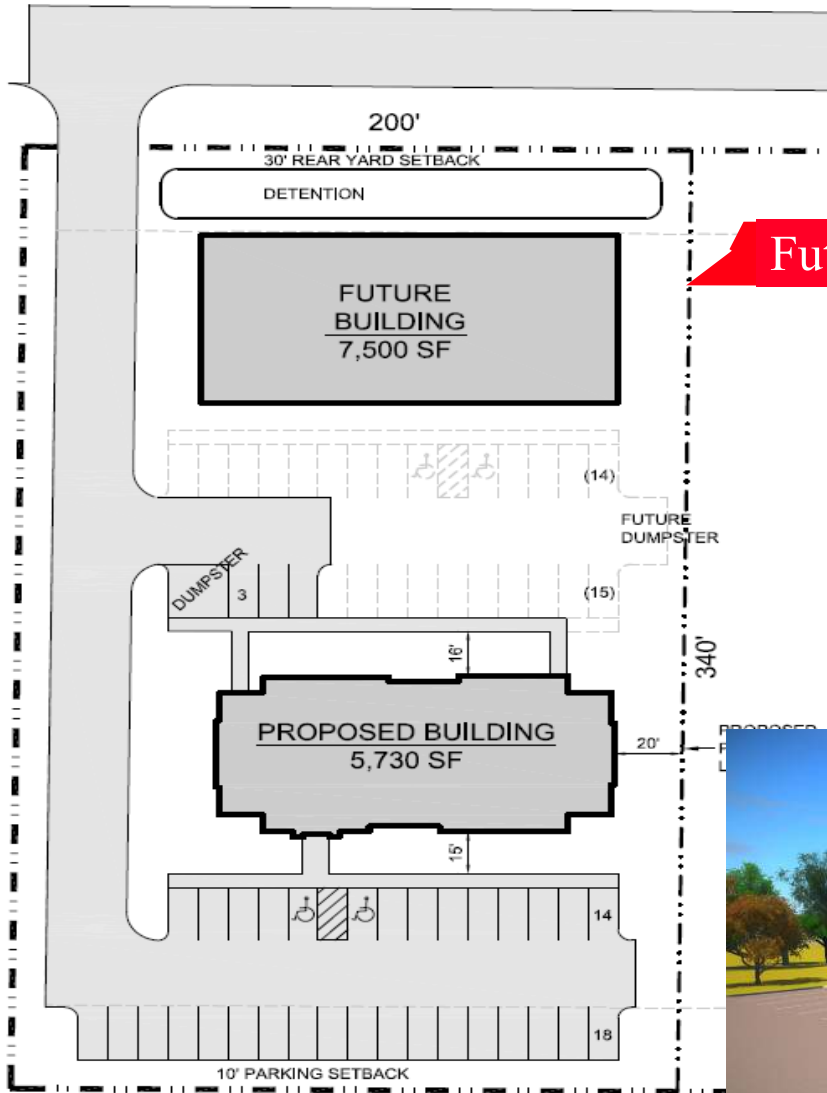
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New  
Construction on  
Adjacent Lot



Future Building

New  
Dental Clinic  
Opened  
June 2017



**PRELIMINARY SITE PLAN 3-B**  
SCALE: 1" = 60'  
-1.84 ACRES  
-35 PARKING SPACES

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