

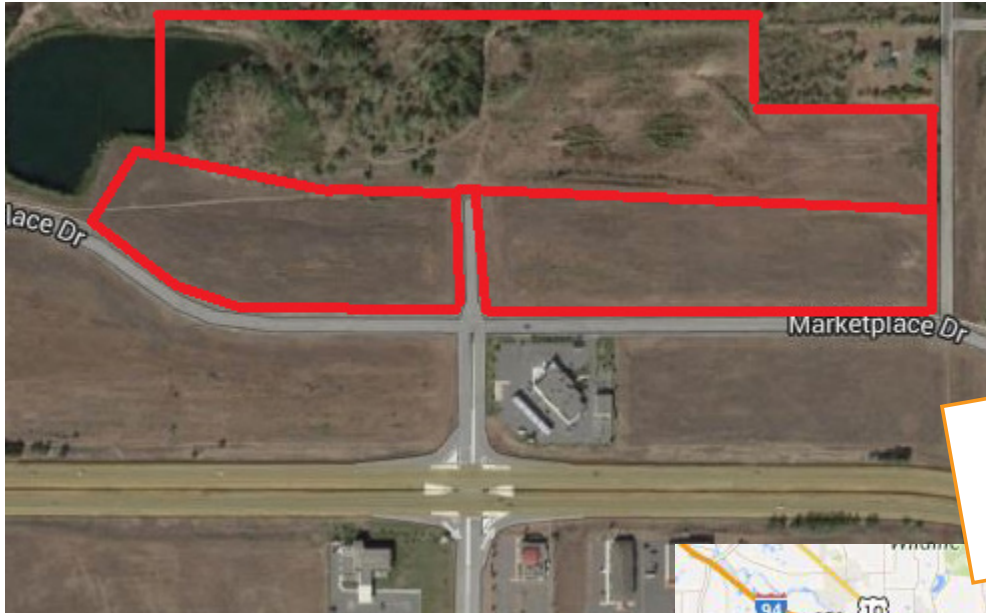


COMMERCIAL REALTY SOLUTIONS  
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## Big Lake - Commercial Land

# FOR SALE

xxx Marketplace N., Big Lake, MN 55309

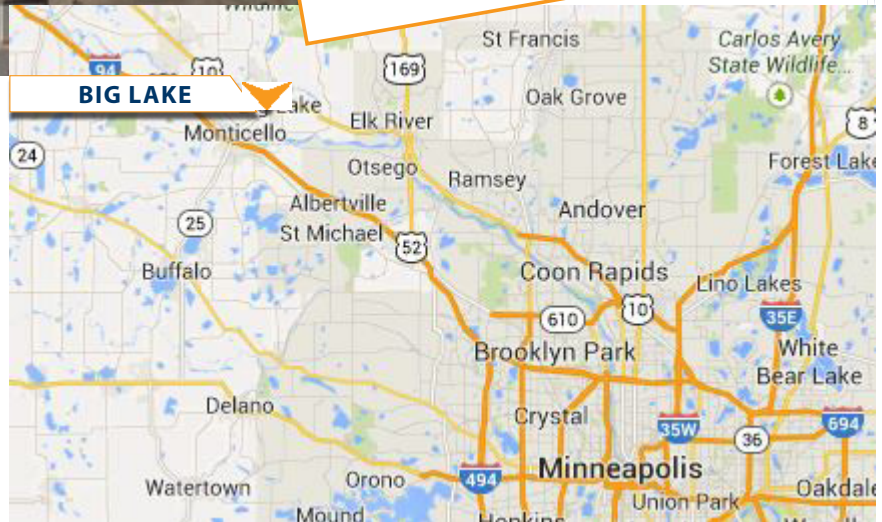


Great Location!

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

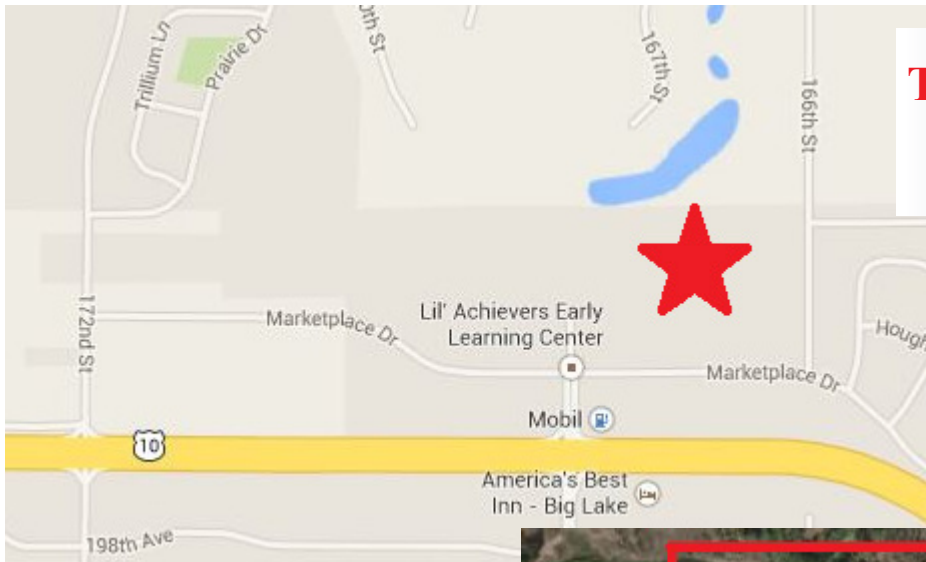
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Over 35 Acres  
Parcel - Divisible!



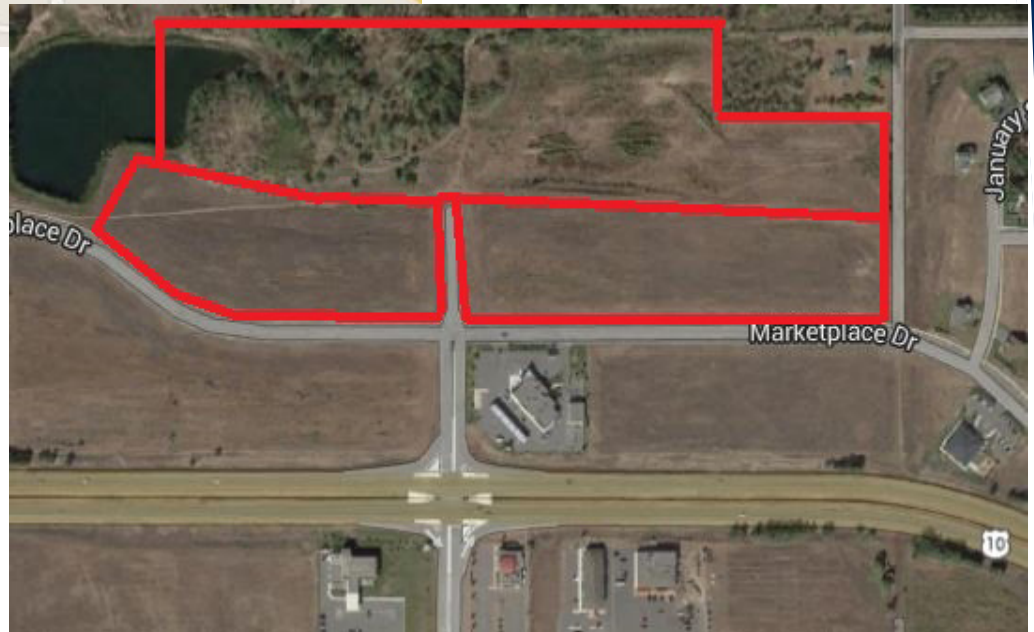
### TRAFFIC COUNTS - 2017

- \* 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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