



COMMERCIAL REALTY SOLUTIONS  
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# Big Lake - Commercial Land FOR SALE

xxx 198th Avenue, Big Lake TWP, MN 55309



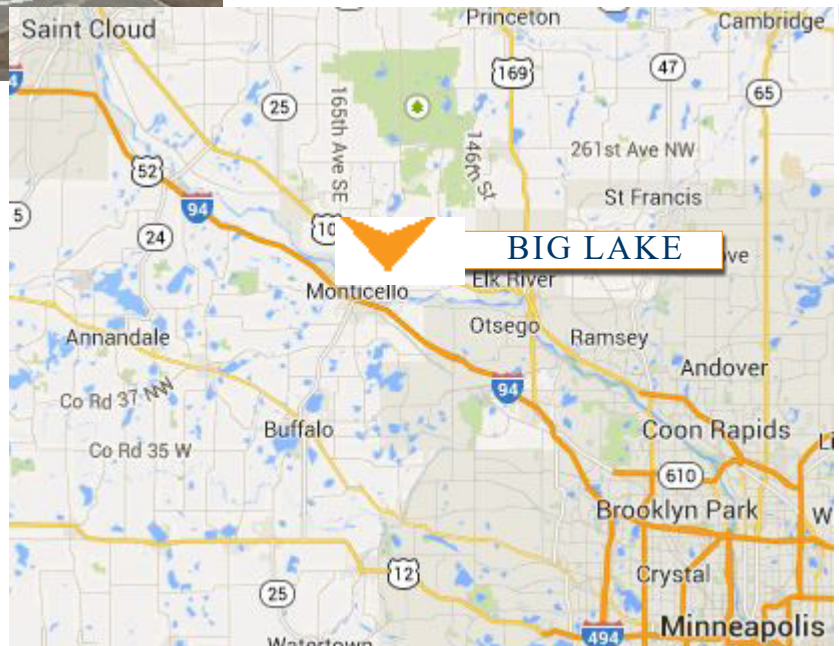
## Highway 10 Frontage!

Contact:  
**SHEILA ZACHMAN**  
**(763) 244-0600**

[SZachman@commrealtysolutions.com](mailto:SZachman@commrealtysolutions.com)

### PROPERTY INFORMATION

- \* Sales Price **\$3.00/psf**
- \* 2.21 Acre Commercial Land
- \* Sherburne County PID 10-120-3400
- \* 2017 Taxes \$4,864.00
- \* Zoned: Future Commercial
- \* Highway 10 Visibility & Easy Access
- \* Businesses in the area include:  
Big Lake Vet Hospital, Metro Transit  
Big Lake Station, McPete's Sports Bar  
& Lanes, Coborn's, Little Duke's, Klein  
Bank, Great Clips, Caribou, Totally Tan,  
Hardware Hank, Subway and much  
more . . . .



3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

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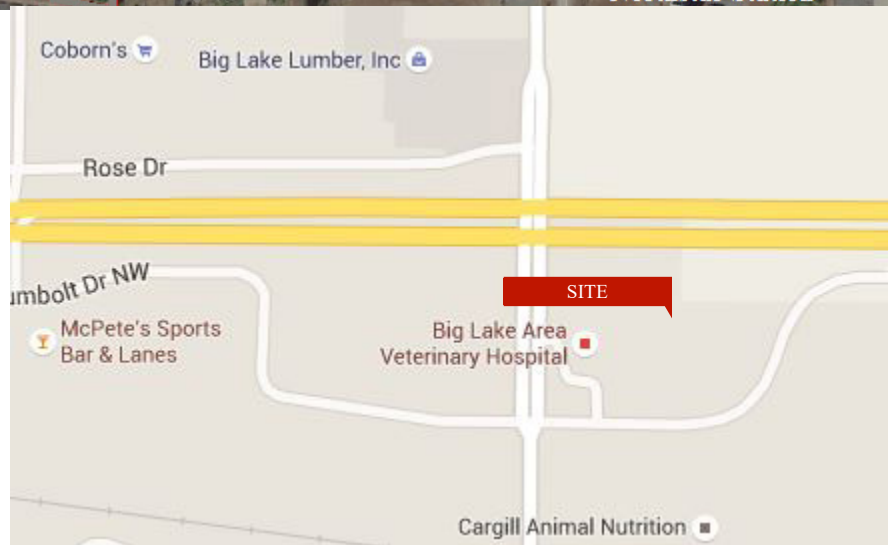
## TRAFFIC COUNTS - 2017

- \* Highway 10 - 17,700 VPD
- \* County Road 43 - 2,600 VPD



### PROPERTY INFORMATION

- \* Located on South Side of Hwy 10
- \* High Visibility Location next to thriving businesses and the Northstar Station!
- \* Minutes from I-94



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