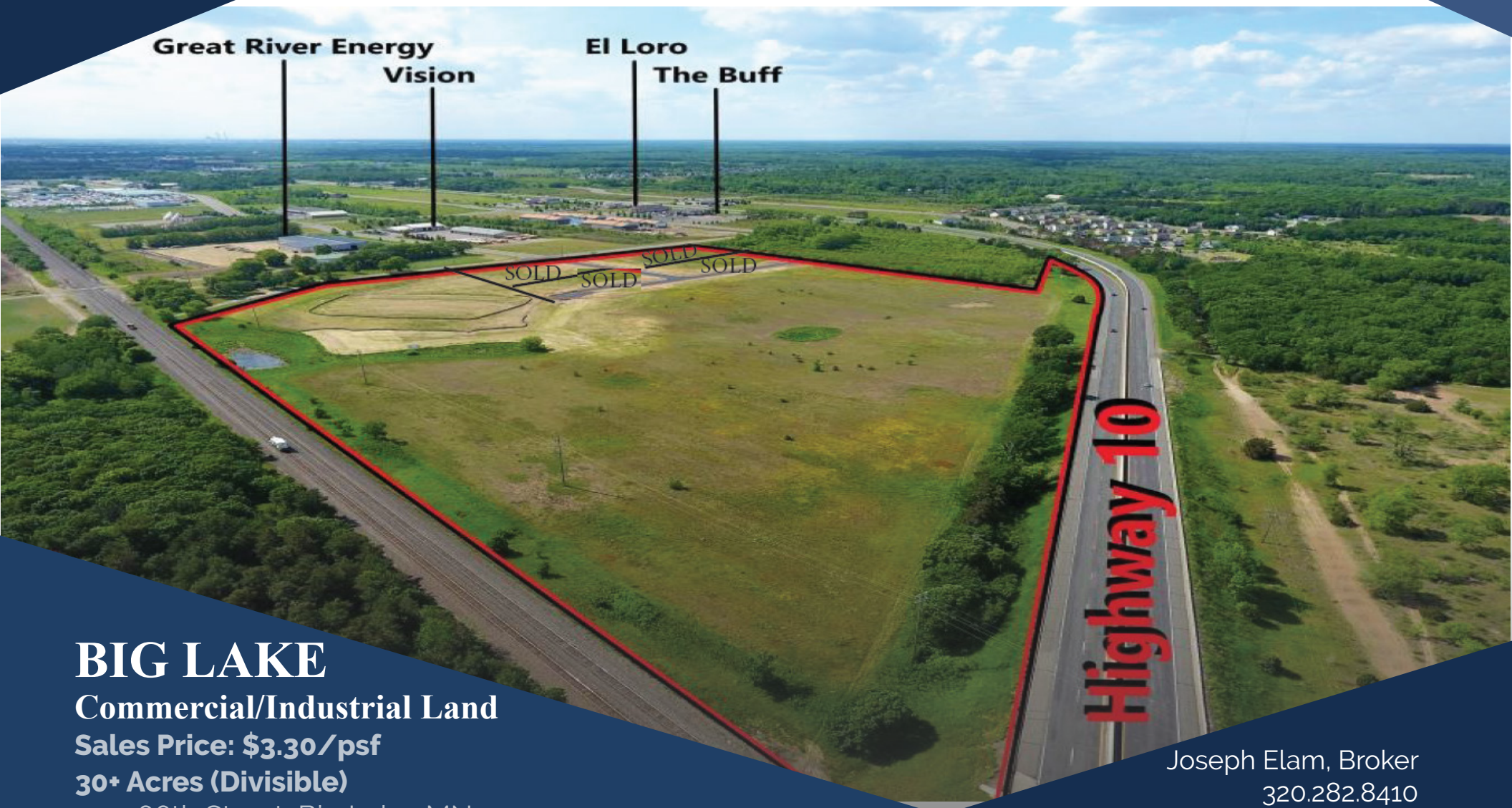




COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial/Industrial
Land



BIG LAKE

Commercial/Industrial Land

Sales Price: \$3.30/psf

30+ Acres (Divisible)

xxx 166th Street, Big Lake, MN 55309

Joseph Elam, Broker
320.282.8410
JElam@Crs-Mn.com

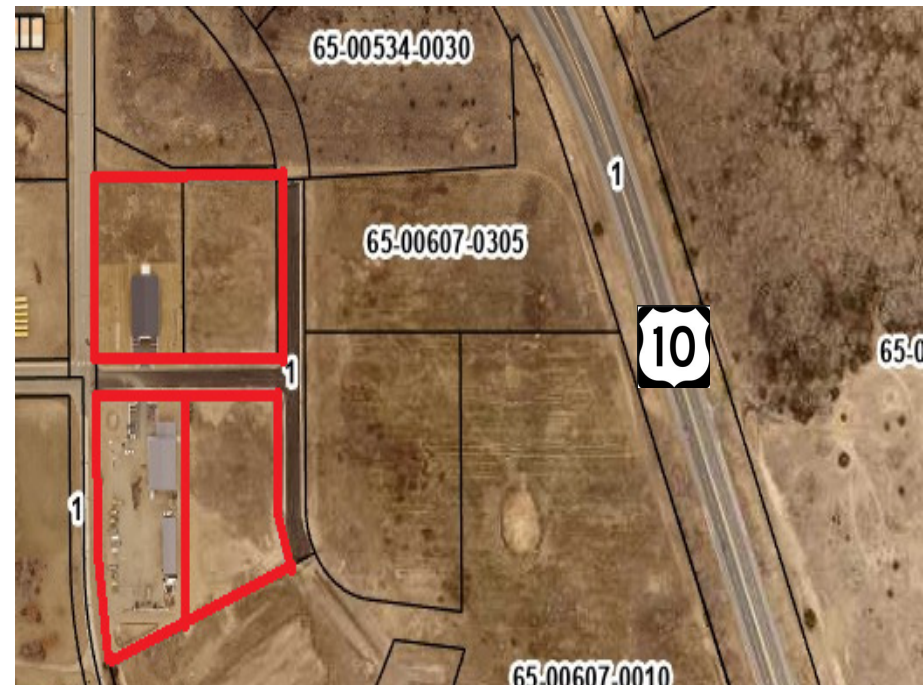


PROPERTY LOCATION

- * Located on the South Side of Highway 10
- * 7 Miles from I-94
- * Near many services and retail
- * Level Site with Sandy Soils

TRAFFIC COUNTS - 2024

* Highway 10 - 18,400 VPD



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PROPERTY OVERVIEW

xxx 166th Street, Big Lake, MN

Sales Price

\$3.30/psf

Owner Financing Available

Land Only (20% Down, 4% Interest on 20-Year Amortization, with a 5-Year Balloon)

Lot Size

30+ Acres (Divisible)
(Pole Barns and Outdoor Storage Allowed)

Sherburne County

PID: TBD

2025 Taxes

TBD

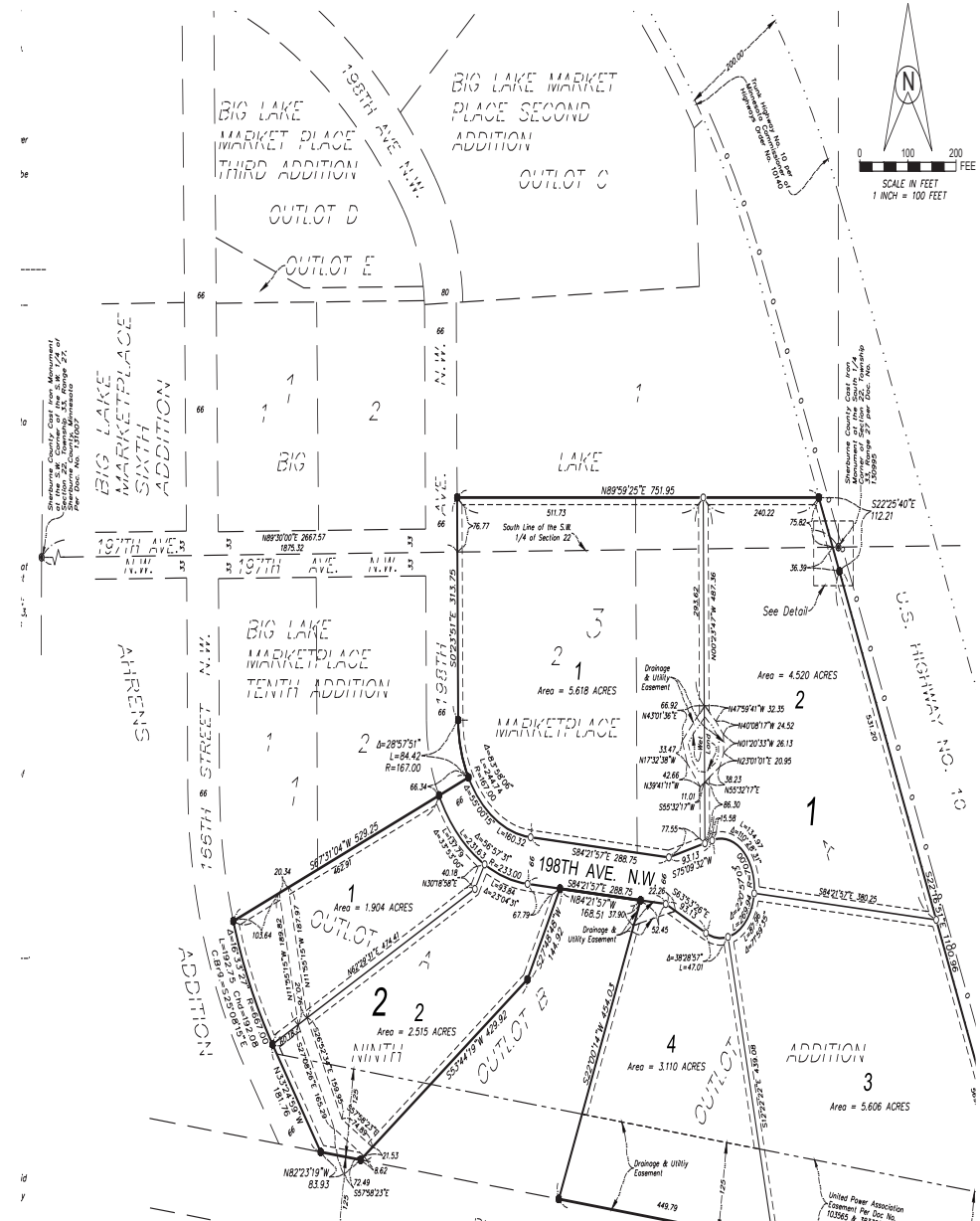
Zoned

I-3 Industrial

Businesses in Area

Friendly Buffalo, El Loro, Centra Care Dialysis, Vision of Big Lake, Great River Energy and more.

BIG LAKE MARKETPLACE ELEVENTH ADDITION



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PHASE 2 of INFRASTRUCTURE

BIG LAKE MARKETPLACE ELEVENTH ADDITION



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