



COMMERCIAL REALTY SOLUTIONS

For Sale
Industrial
Land

Highway 10

1.65 Acres

197th Ave NW

BIG LAKE

Industrial Land

Sales Price: \$255,000.00

1.65 Acres

16585 197th Ave NW, Big Lake, MN 55309

Joseph Elam, Broker

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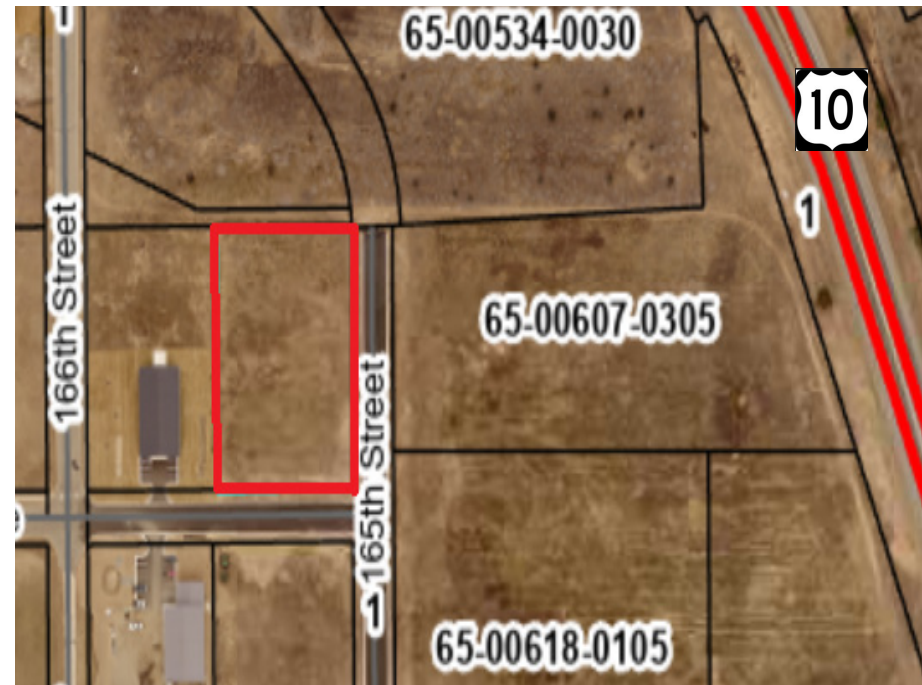


PROPERTY LOCATION

- * Highway 10 Visibility
- * Easy Access
- * Businesses in the Area:
Vitta's Mexican Bar & Grill, Thirsty Bison,
Vision of Big Lake, Nord Excavating,
America's Best Value Inn and more.

TRAFFIC COUNTS - 2025

* Highway 10 - 18,884 VPD



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PROPERTY OVERVIEW

16585 197th Ave NW, Big Lake, MN

Sales Price

\$255,000.00

Lot Size 1.65 Acres

County Sherburne

PID 65-00607-0110

2026 Taxes \$1,700.00

Zoned I-3 Industrial

Other Flat Site, Corner Lot, Sandy Soils,
Flexible Zoning,
1 to 7 Outdoor Storage Ratio

PERMITTED USES

Section	Use Category	Subdivisio	Use
1062.02 Permitted Uses			1 Automobile repair, major and minor
1062.02 Permitted Uses			2 Animal hospital, clinic
1062.02 Permitted Uses			3 Armory, Conference Center
1062.02 Permitted Uses			4 Auction facility
1062.02 Permitted Uses			5 Breweries
1062.02 Permitted Uses			7 Contractor's operation
1062.02 Permitted Uses			8 Essential services
1062.02 Permitted Uses			9 Firearm range, indoors
1062.02 Permitted Uses			10 Glass manufacturing, compounding, assembly, treatment or storage
1062.02 Permitted Uses			11 Jewelry Manufacturing
1062.02 Permitted Uses			12 Kennels, commercial (indoors)
1062.02 Permitted Uses			13 Laboratories
1062.02 Permitted Uses			14 Machine shop
1062.02 Permitted Uses			15 Manufacturing or assembly of a wide variety of products
1062.02 Permitted Uses			16 Manufacturing, compounding, assembly, packaging, treatment, or storage of specified products/materials
1062.02 Permitted Uses			17 Mill working
1062.02 Permitted Uses			18 Offices related to other allowed uses
1062.02 Permitted Uses			19 Office, business
1062.02 Permitted Uses			20 Office/warehouse
1062.02 Permitted Uses			21 Optical Manufacturing
1062.02 Permitted Uses			22 Personal wireless service towers and antennas
1062.02 Permitted Uses			23 Printing Establishment
1062.02 Permitted Uses			24 Processing, fabricating, or providing a service
1062.02 Permitted Uses			25 Public buildings
1062.02 Permitted Uses			26 Radio and television stations
1062.02 Permitted Uses			27 Recreation, Public
1062.02 Permitted Uses			28 Sexually Oriented Use-Principal
1062.02 Permitted Uses			29 Trade or business school, private
1062.02 Permitted Uses			30 Truck or freight terminal
1062.02 Permitted Uses			31 Warehousing and indoor storage
1062.02 Permitted Uses			32 Wholesale showrooms

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