

COMMERCIAL REALTY SOLUTIONS



For Sale

Residential Development Land

xxx Broadway St, Alexandria 56308

PROPERTY INFORMATION* Sales Price <u>\$1,500,000.00</u>

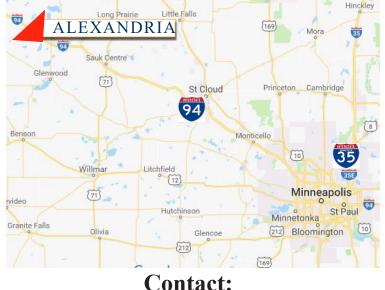
- * Lot is 156.5 Acres
- * Douglas County
- * PID 63-3093-000 2024 Taxes \$3,496.00
- * PID 63-3130-000 2024 Taxes \$1,360.00
- * Zoned: R1 Single Family Residential
- * Businesses in the Area Include:

Walmart, Menards, MIlls Fleet Farm, Holiday,

Culvers, McDonalds, Taco Bell, Arby's Target,

Doolittles Woodfire Grill, Alexandria High School,

and more...



WAYNE ELAM (763) 229-4982 WElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com



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LOCATION INFORMATION

- * North of I-94
- * East of Walmart & Menards
- * Close proximity to High School
- * Land is a mix of Agriculture, Forest and Wetland
- * 68 miles to St. Cloud



TRAFFIC COUNTS - 2023

* S Broadway St - 5,700 VPD * 50th Avenue W - 5,200 VPD Contact: WAYNE ELAM (763) 229-4982 WElam@crs-mn.com

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