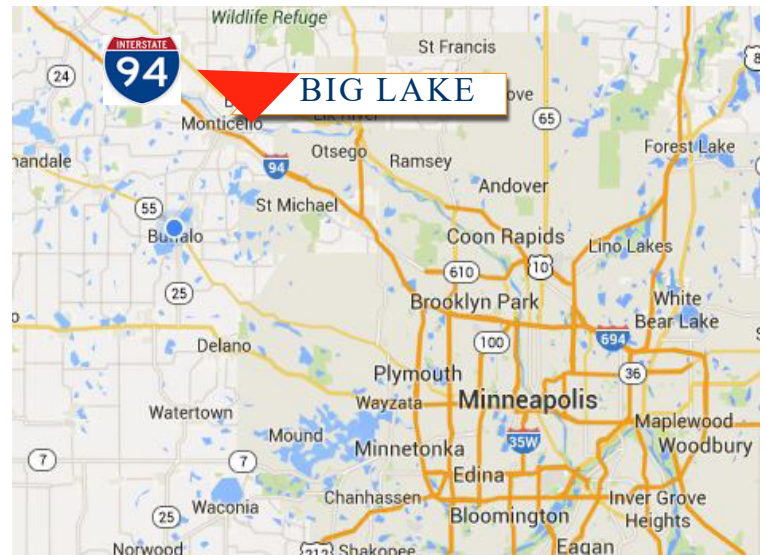


PROPERTY INFORMATION

- * Sales Price **\$3.30/psf**
- * Owner Financing Available: Land Only (20% Down, 4% Interest on 20-Year Amortization, with a 5-Year Balloon)
- * 30+ Acres (Divisible)
(Pole Barns and outdoor storage allowed)
- * Sherburne County PID - TBD
- * Zoned: I-4 Industrial
- * Businesses in the Area Include:
Friendly Buffalo, El Loro Mexican Restaurant, CentraCare, Vision of Big Lake, Great River Energy and more . . .



Contact:
JOSEPH ELAM
(320) 282-8410
JElam@crs-mn.com



COMMERCIAL REALTY SOLUTIONS

For Sale Commercial/Industrial Land xxx 166th Street, Big Lake 55309



LOCATION INFORMATION

- * 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 - 2023

* Highway 10 - 18,400 VPD

Contact:
JOSEPH ELAM
(320) 282-8410
JElam@crs-mn.com

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

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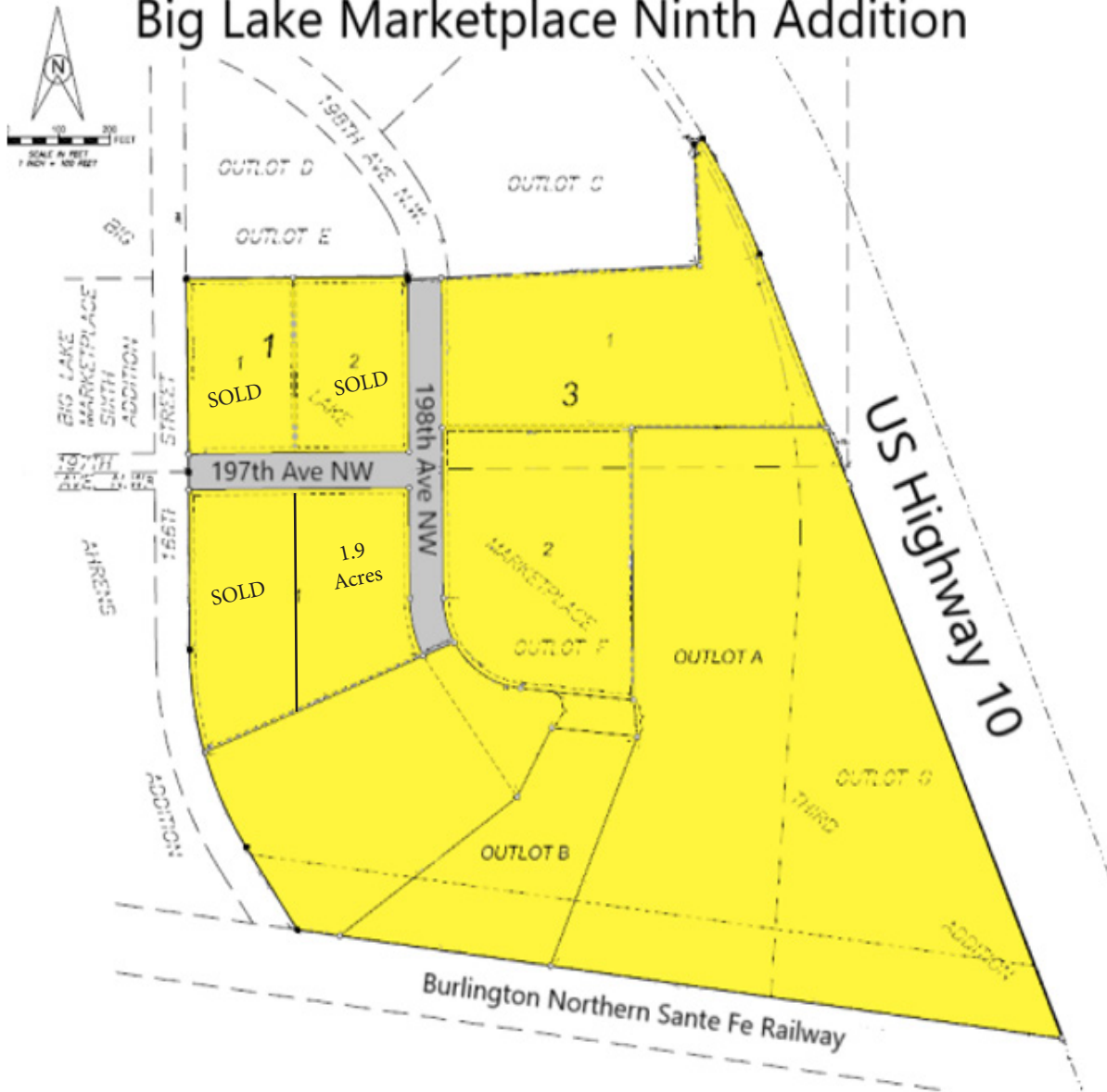
COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial/Industrial Land
xxx 166th Street, Big Lake 55309

Pole Barns and Outdoor Storage Allowed

2 to 30+ Acre Sites

Big Lake Marketplace Ninth Addition



Contact:

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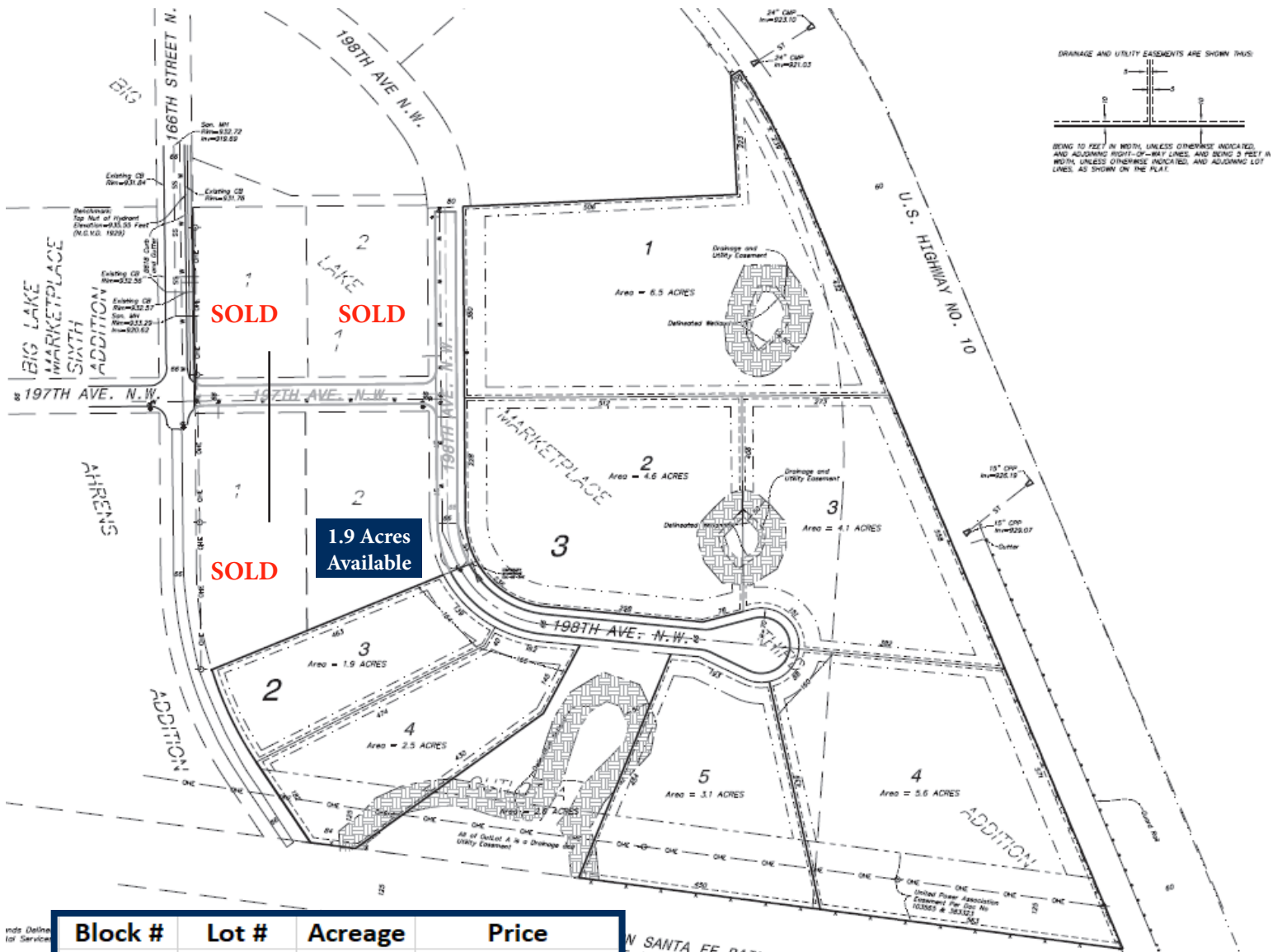
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COMMERCIAL REALTY SOLUTIONS

For Sale Commercial/Industrial Land xxx 166th Street, Big Lake 55309



Block #	Lot #	Acreage	Price
Block 1	Lot 1	1.5	Sold
	Lot 2	1.6	Sold
Block 2	Lot 1	2.1	Sold
	Lot 2	1.9	\$ 273,121
	Lot 3	1.9	\$ 273,121
	Lot 4	2.5	\$ 359,370
Block 3	Lot 1	6.5	\$ 934,362
	Lot 2	4.6	\$ 661,240
	Lot 3	4.1	\$ 589,366
	Lot 4	5.6	\$ 804,988
	Lot 5	3.1	\$ 445,618

Phase 2 of Infrastructure

Contact:
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