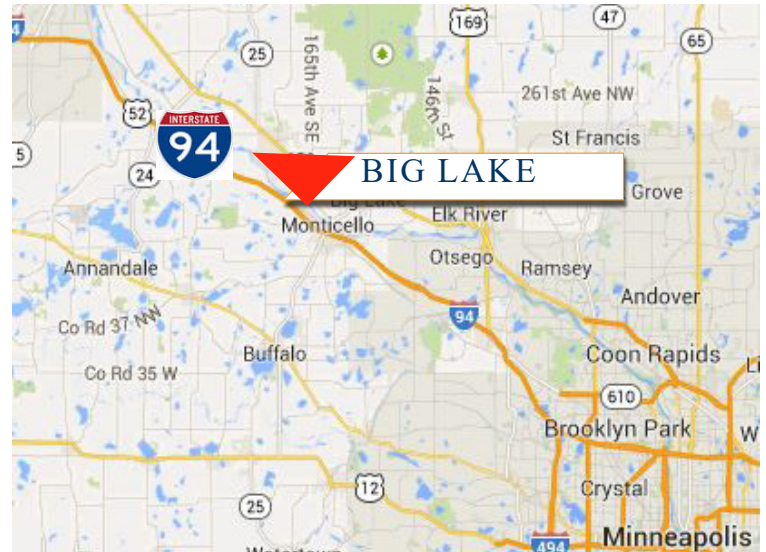




PROPERTY INFORMATION

- * Sales Price **\$2.50/psf**
- * Lot is 6.67 Acres (Minimum 1 Acre Divisible)
- * Sherburne County PID 65-522-0110
- 2024 Taxes \$41,376.00
- * Zoned: I-3 Industrial Park
- * Businesses in the Area Include:
Midwest Lumber, Cargill Kitchen Solutions,
Paragon Store Fixtures, Industrial Molded Rubber,
Ice O Metric, Flour City Bending,
Northstar Commuter Rail and more



Contact:
SHEILA ZACHMAN
(763) 244-0600
SZachman@crs-mn.com



COMMERCIAL REALTY SOLUTIONS

For Sale Industrial Land 16905 197th Ave NW, Big Lake 55309



LOCATION INFORMATION

- * South of Highway 10
- * East of County Road 43
- * 5 Miles from I-94
- * Potential Railroad Spur
- * Shovel Ready
- * Divisible



TRAFFIC COUNTS - 2023

- * Highway 10 - 18,400 VPD
- * County Road 43 - 3,200 VPD

Contact:
SHEILA ZACHMAN
(763) 244-0600
SZachman@crs-mn.com

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

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).