



MLS 6460576 Land

**\$139,900**

1.82 Acres

Raw Land

XXX First St E (HWY 34)  
Park Rapids MN 56470

Status: Active

#### Description:

The one! Check out the only in town, Highway 34 commercial lot offering available. If you are seeking a passive investment or a build ready opportunity then look no further. Zoned B1 Hwy Business ideally suiting it for a variety of opportunities. The site has been cleared and prepped for construction. The curbs have been cut and a new approach has been poured. Includes 1.82 acres, 175ft of Hwy 34 frontage (south boundary) and access frontage off of Career Path (on east). The visibility is second to none and the traffic flow is guaranteed. Prime location on the eastern edge of Park Rapids. This is a grand opportunity at an entry level price. CONTRACT FOR DEED option available.

#### Additional Details:

Lot Acres	1.82
Lot Dimensions	175 x 1
School District	309
Taxes	\$1,752
Taxes with Assessments	\$1,752
Tax Year	2023

#### Additional Features:

#### Driving Directions:

From Hwy's 34/71: Go East on Hwy 34 to property on left. Location is between between Charlie's Marine and Leer Title.



Listed By:  
Affinity Real Estate Inc.

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