



HWY 34
LOOKING
NORTH



MLS 6460576 Land

\$139,900

1.82 Acres
Raw Land

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

Status: Active

Description:

Attention entrepreneurs, feast your eyes on the only Highway 34 show in town! If you are seeking a commercial property that is build ready 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 awesome and the traffic flow is steady. 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.

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



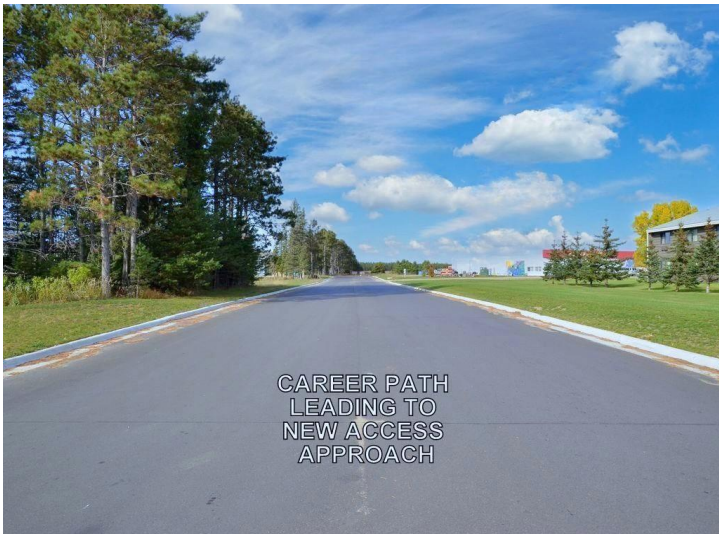
Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



HWY 34
LOOKING
NORTH



LOOKING
NORTH WITH
BACK TO HWY 34



CAREER PATH
LEADING TO
NEW ACCESS
APPROACH



NEW APPROACH



NE CORNER OF
PROPERTY
OFF CAREER PATH
LOOKING WEST



NEW
APPROACH
HERE

NORTH SIDE OF LOT LOOKING
EAST TOWARDS NEW APPROACH

website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$139,900
MLS 6460576 Land
XXX First St E (HWY 34)
Park Rapids MN 56470



HWY 34
LOOKING
EAST



HWY 34
LOOKING
EAST



HWY 34
LOOKING
WEST



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$139,900
 MLS 6460576 Land
 XXX First St E (HWY 34)
 Park Rapids MN 56470