MLS 6701791 Land

$199,900

12.37 Acres
Raw Land

18575 State 34
Park Rapids MN 56470

Status: Active

Description:

Prime Commercial Opportunity: 1,400’ of Highway 34 Frontage! Elevate your business with unparalleled exposure on this expansive 12.37-acre parcel. Boasting an impressive 1,400 feet of highly visible frontage, this property is strategically positioned in a high-traffic corridor between Park Rapids, Nevis, and Dorset. The land is mostly level and ready for development, offering a blank canvas for a wide range of ventures. An existing older home on the site provides options: incorporate it into your boutique business plans or remove it to clear the way for a major new facility. With the MnDOT Highway 34 Corridor Study currently identifying long-term goals for this area, now is the time to secure a foothold in one of the region's most traveled arteries. Don’t miss this rare chance for maximum brand visibility in the heart of the Heartland Lakes area!

Additional Details:

Lot Acres	12.37
Lot Dimensions	1400x855x1292x88
Taxes	$682
Taxes with Assessments	$682
Tax Year	2024

Additional Features:

Driving Directions:

From Park Rapids, go East on HWY 34 aprox. 3 miles to the property on the right.

Broker Reciprocity

Listed By:
Dane Arthur Real Estate Agency-Park Rapids

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
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