



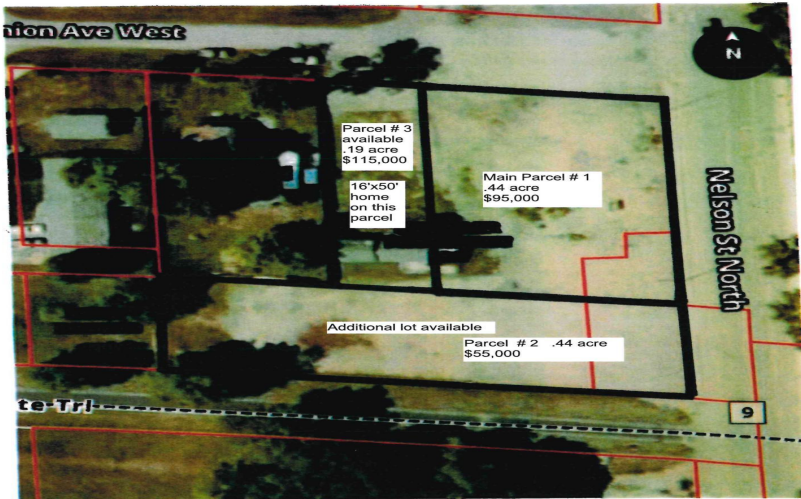
MLS 6760837 Land

\$95,000

0.44 Acres
Subdivided

117 Nelson Street
Nelson MN 56355

Status: Active



Description:

The echoes of past success still linger here – The Corral Saloon - but now, it's time for a fresh start. This cleared and ready site invites your entrepreneurial spirit to take center stage! This parcel offers ample space to bring your vision to life, with city sewer, ALP electricity, natural gas infrastructure, and a private well already in place.

Please note: This listing is for Parcel 1 only—the main commercial lot.

There are two additional parcels available separately:

- Parcel 2: .44 acres along the Central Lakes Bike Trail – \$55,000
- Home Parcel: 2-bedroom, 16' x 50' home on .19 acres – \$115,000

These two are not included in this listing, but the buyer of Parcel 1 will have first option to purchase them.

Altogether, the three parcels total 1.07 acres of prime commercial opportunity. The City of Nelson recently completed major infrastructure improvements, including new paved streets, sidewalks, and storm drainage (2024). Strategically located just 5 minutes from Alexandria and Osakis, this spot also borders the Central Lakes Trail, attracting bikers and snowmobilers year-round.

A rare opportunity to invest in a revitalized corridor—enquire today and bring your vision to life!

Additional Details:

Lot Acres	0.44
Lot Dimensions	165x117x165x118
School District	206
Taxes	\$168
Taxes with Assessments	\$168
Tax Year	2025

Additional Features:

Driving Directions:

From Alexandria Co 82 East approx. 4 miles to Left into Nelson. From Osakis go West approx. 5 miles to Nelson MN, follow on County Rd 9. Nelson Street to 4x8 sign.



Listed By:
Century 21 First Realty, 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.



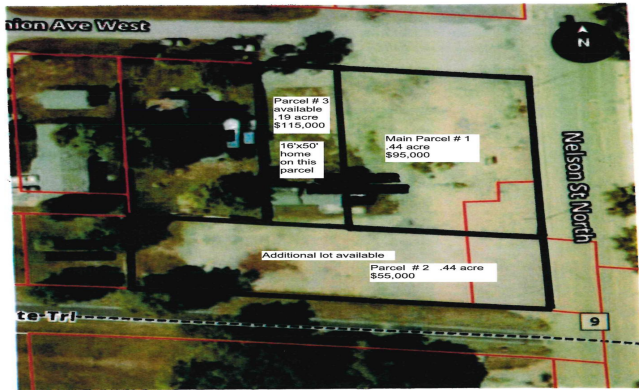
Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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



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



\$95,000
MLS 6760837 Land
117 Nelson Street
Nelson MN 56355



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



\$95,000
MLS 6760837 Land
117 Nelson Street
Nelson MN 56355