



MLS 7019829 Land

\$135,000

2.046 Acres
Raw Land

507 Ash Avenue
Wadena MN 56482

Status: Active

Description:

High-visibility 2-acre commercial lot now available with rail access in Wadena, Minnesota. Positioned on the south side of Highway 10, just west of Highway 71. According to 2024 MnDOT data, the site benefits from an average daily traffic count of 8,809 vehicles, offering excellent exposure and transportation connectivity for commercial or industrial users. Excellent investment opportunity. Build now or hold for future development. All in the beautiful northern Minnesota county of Wadena !!!


Additional Details:

Lot Acres	2.046
Lot Dimensions	579 x 135 x 669 x 130
School District	1053
Taxes	\$1,116
Taxes with Assessments	\$1,116
Tax Year	2025

Additional Features:

Driving Directions:

From the intersection of US Hwy 10 and 71, West on US Hwy 10 1/2 mile, lot is on the south side of US Hwy 10



Listed By:
Timber Ghost Realty, LLC

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.

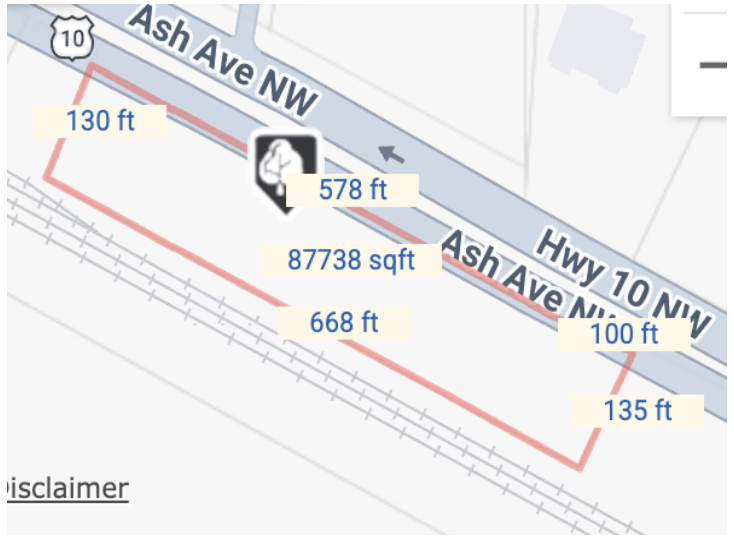


Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com





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



\$135,000
 MLS 7019829 Land
 507 Ash Avenue
 Wadena MN 56482



L_NUM: R223004070

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



\$135,000
MLS 7019829 Land
507 Ash Avenue
Wadena MN 56482