

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. Positioned on the south side of Highway 10, just west of Highway 71 in Wadena, MN. 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.

#### 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

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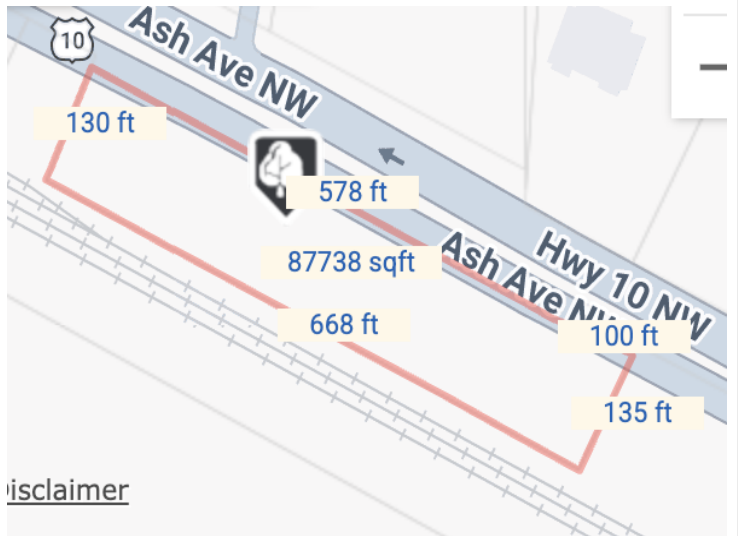
Call Affinity Real Estate

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



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