



MLS 7023241 Land

\$299,000

4.55 Acres
Raw Land

0 18th Street
Little Falls MN 56345

Status: Active

Description:

Excellent opportunity to purchase one or two large development sites near Wal-Mart in Little Falls. Sites are currently zoned residential and would lend themselves to the growing residential neighborhood. There is also potential for re-zoning to commercial, which would provide a highly visibly easily accessible site for retail, office, restaurant and more. Now is a great time to capitalize on the flourishing Little Falls market, which is the passage way between Brainerd and St. Cloud, and many other locations frequently traveled.

Additional Details:

Lot Acres	4.55
Lot Dimensions	320x620x320x620
School District	1795
Taxes	\$102
Taxes with Assessments	\$102
Tax Year	2025

Additional Features:

Driving Directions:

From Hwy 371/Hwy10 and Hwy 27 intersection in Little Falls - East on Hwy 27 - North on 18th Street NE - Property is located on the right (East) directly after Dollar Tree



Listed By:
Close-Converse Commercial Prop

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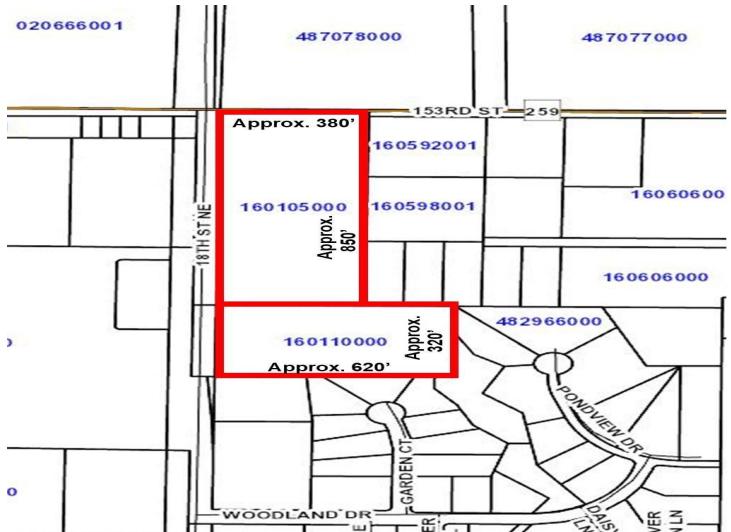
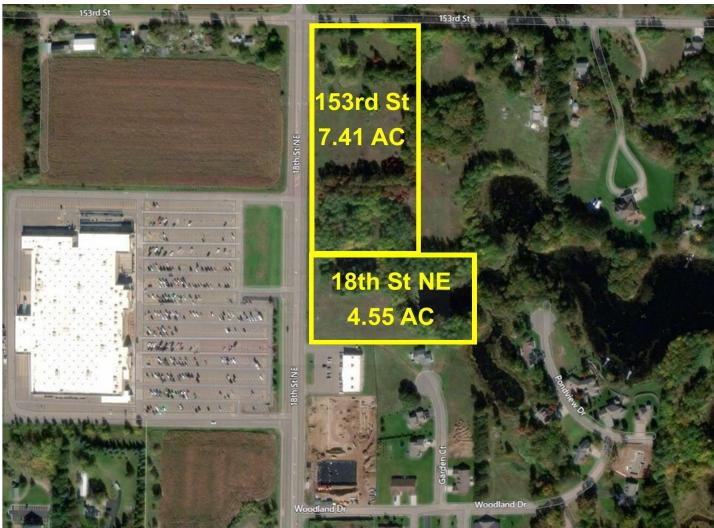
Call Affinity Real Estate

218-237-3333

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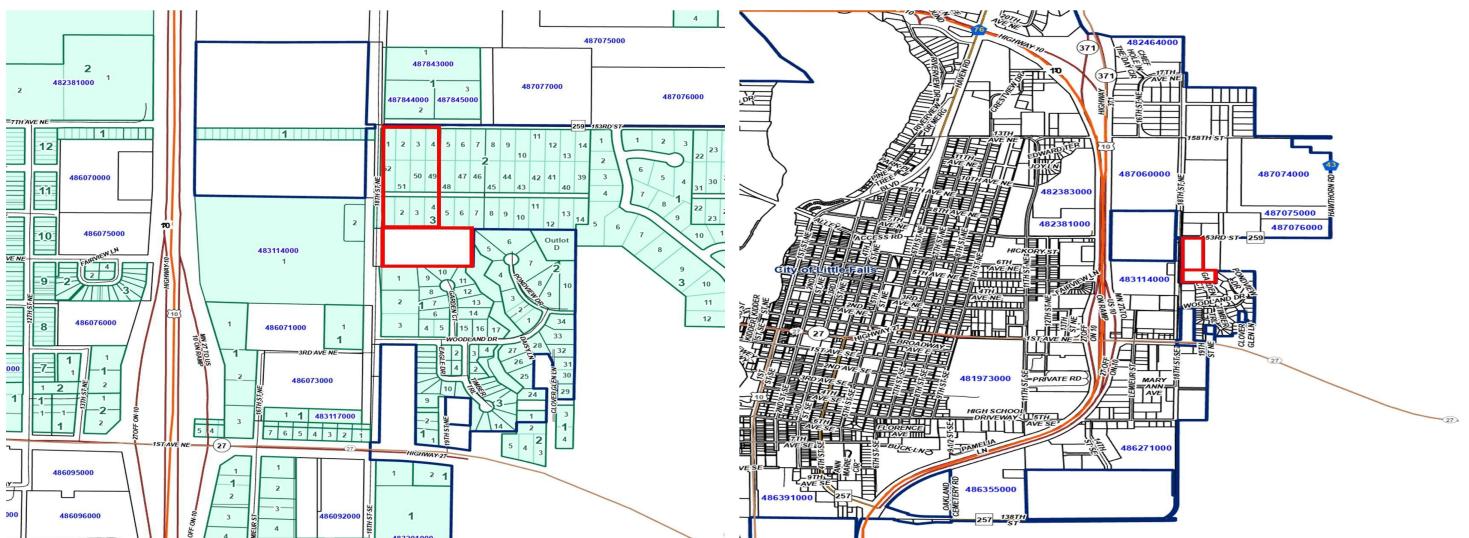
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