



MLS 7077976 Commercial

\$295,000

TBD State Hwy 29 N & Sunnyside Drive
Alexandria MN 56308

Status: Active

Description:

High-visibility commercial opportunity in one of Alexandria's highest-traffic corridors on Hwy 29 N. This B1 General Business District property offers exceptional exposure along State Hwy 29 N, with an average daily traffic count of approximately 18,000 vehicles per day. Featuring approximately 1 acre of usable land, this site is ideal for a wide range of permitted business uses, including retail, professional services, and other customer-facing businesses.

The property benefits from outstanding visibility, strong drive-by traffic, and close proximity to Alexandria's popular retail and recreation destinations, providing excellent year-round exposure for your business. Conveniently located across from Holiday Gas & Convenience Store along Hwy 29 N, with easy access from Sunnyside Drive.

This highly sought-after location presents an outstanding opportunity to establish or expand your business in a prime commercial setting.

Additional Details:

Year Built	2027
Lot Acres	2.47
Lot Dimensions	412x262x474x272
School District	206
Taxes	\$4,132
Taxes with Assessments	\$4,132
Tax Year	2026

Additional Features:

Fuel: Other **Heat:** None **Sewer:** City Sewer - In Street **Water:** City Water - In Street

Driving Directions:

Alexandria, Located on Hwy 29 N & Co Rd 42 Intersection to Sunnyside DR.



Listed By:
Century 21 First Realty, Inc.

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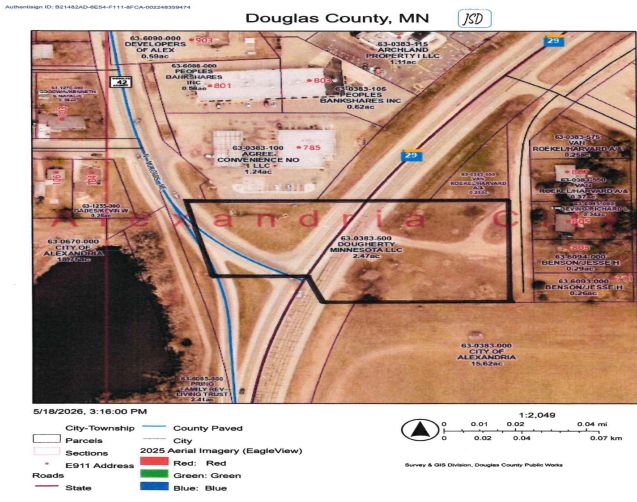
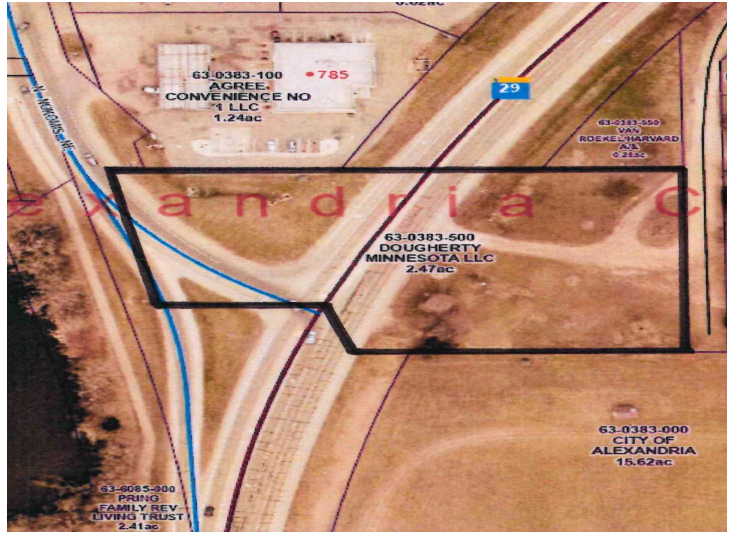
Call Affinity Real Estate

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Screenshot (291).png

Interactive Parcel Viewer Douglas County, MN

Find address on parcel

DOUGHERTY MINNESOTA LLC

63-0183-000

Douglas County Tax Web

Trappee Mailing Address:
DOUGHERTY MINNESOTA LLC
3180 COUNTRY DR
LITTLE CANADA MN 55117

Property Address:
STATE HWY 29 N

Tax Description
5.261 9' OF LOT E LYING W OF
SUNNYSIDE DRIVE E OF ND W R/W
OF TR 428 LYING S OF LOT 1, BLK 1
JELLY'S SUNNY ACRES ADDN AC
2.07

Lot Block 0-0

GIS Acres 2.07

Acres Under Water 0.00

Acres Under Right of Way 1.00

Plot Name/Description ALD 518 OF W26M4

Section/Top Range 17-128-37

DNR Lake Information

Jurisdiction ALEXANDRIA CITY

Enable clicking the map to...

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