

MLS 7174209 Land

$142,500

1.961 Acres
Raw Land

320 Lemieur Street
Little Falls MN 56345

Status: Active

Description:

Excellent development opportunity with this 1.96-acre commercial lot located in Little Falls, MN. Situated in a very high-traffic area of Central Minnesota, this level parcel offers outstanding visibility with Highway 10 running directly by the property. The site is well-suited for a variety of commercial or mixed-use possibilities and benefits from its proximity to established businesses, residential neighborhoods, and major routes.Utilities are available nearby, and the generous acreage allows flexibility for building footprint, parking, and site layout. Whether you're an investor, developer, or business owner looking to build, this property offers the space, exposure, and location to bring your vision to life.Rare opportunity along one of Central Minnesota's busiest corridors.

Additional Details:

Lot Acres	1.961
Lot Dimensions	1.96acres
Taxes	$1,658
Taxes with Assessments	$1,658
Tax Year	2025

Additional Features:

Driving Directions:

Follow Broadway or 1st Avenue until you reach LeMieur Street, then turn onto LeMieur Street and continue west/southwest. The property is located along LeMieur Street in a high-traffic commercial area near Highway 10, on the western edge of town.Right next to the AmericInn Hotel.

Broker Reciprocity

Listed By:
American Legacy Land Co., 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.

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218-237-3333
info@affinityrealestate.com

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













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Affinity
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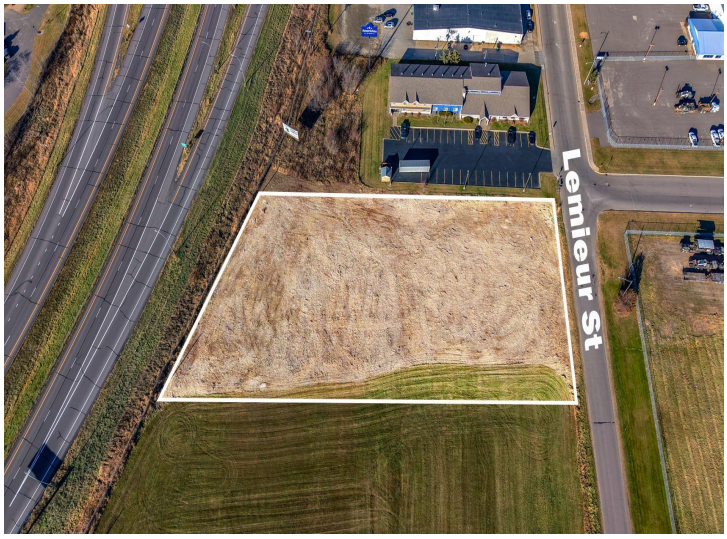




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