



MLS 6391738 Land

**\$44,000**

0.3 Acres  
Raw Land

XXX HWY 371  
Jenkins MN 56456

Status: Pending

#### Description:

Great commercial opportunity in Jenkins! High traffic counts on HWY 371 with an average of 10,127 cars per day. The lot already has a drilled well and septic in place. Next to the property is the Jenkins City Park and across 371 you will find the Paul Bunyan bike trail that runs from South of Brainerd to Bemidji! This property is currently zoned commercial. Here is your opportunity to have a high exposure business in the Lakes Area.

#### Additional Details:

Lot Acres	0.3
Lot Dimensions	130x100x130x100
School District	186
Taxes	\$254
Taxes with Assessments	\$254
Tax Year	2023

#### Additional Features:

#### Driving Directions:

371 N to Jenkins to sing on right.



Listed By:  
RE/MAX Advantage Plus

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