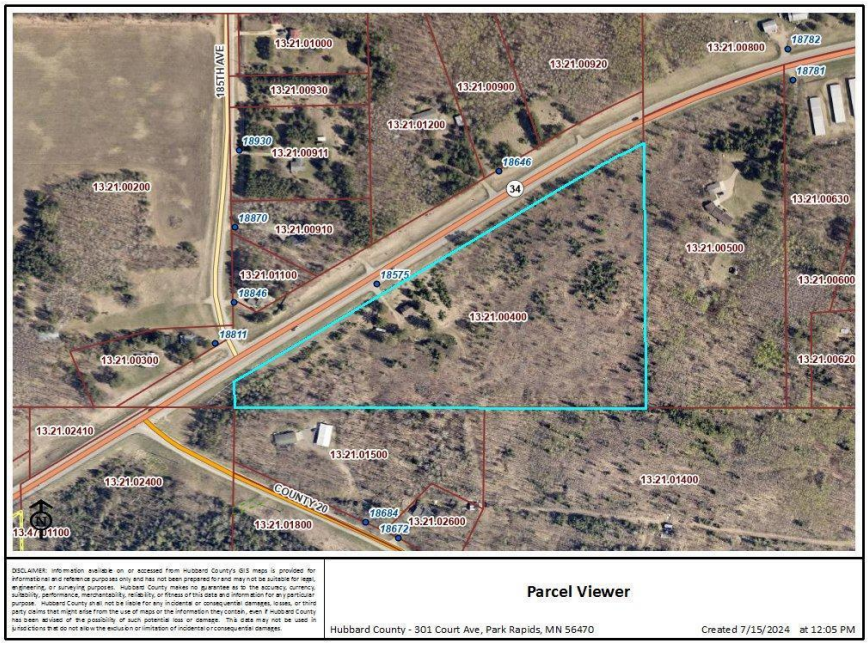

MLS 6701791 Land

$199,900

12.37 Acres
Raw Land

18575 State 34
Park Rapids MN 56470

Status: Active

Description:

Prime Commercial Opportunity: 1,400’ of Highway 34 Frontage! Elevate your business with unparalleled exposure on this expansive 12.37-acre parcel. Boasting an impressive 1,400 feet of highly visible frontage, this property is strategically positioned in a high-traffic corridor between Park Rapids, Nevis, and Dorset.
The land is mostly level and ready for development, offering a blank canvas for a wide range of ventures. An existing older home on the site provides options: incorporate it into your boutique business plans or remove it to clear the way for a major new facility. With the MnDOT Highway 34 Corridor Study currently identifying long-term goals for this area, now is the time to secure a foothold in one of the region's most traveled arteries. Don’t miss this rare chance for maximum brand visibility in the heart of the Heartland Lakes area!

Additional Details:

Lot Acres	12.37
Lot Dimensions	1400x855x1292x88
School District	309
Taxes	$682
Taxes with Assessments	$682
Tax Year	2024

Additional Features:

Driving Directions:

From Park Rapids, go East on HWY 34 aprox. 3 miles to the property on the right.

Listed By:
Dane Arthur Real Estate Agency-Park Rapids

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