



MLS 6744195 Land

**\$990,000**

8.48 Acres

Raw Land

ABC Henrietta Avenue  
Park Rapids MN 56470

Status: Active

#### Description:

Incredible development opportunity zoned B-1 Highway Business. Ideal for a medical facility, big box store, multi-tenant outlet or high-capacity apartment application. This is the highest density commercial site available within the city limits of Park Rapids, MN. It borders Essentia health and is adjacent to Walmart. It totals 8.48 acres and has paved city streets on both the north and east boundaries. The site is completely flat and shovel ready. City water and sewer are to the property and have been paid in full. There are no special assessments. Electric, natural gas and fiber optic internet are also available. 2025 incentives through the Opportunity Zone program remain in effect.

#### Additional Details:

Lot Acres	8.48
Lot Dimensions	300x340x155x577x456x917
School District	309
Taxes	\$3,874
Taxes with Assessments	\$3,874
Tax Year	2025

#### Additional Features:

#### Driving Directions:

From the Henrietta Ave @ Hwy 34 intersection: Go North on Henrietta (1) block to property on left. The East boundary is Henrietta Ave and the entire North boundary is Hollinger St.



Listed By:  
Affinity Real Estate Inc.

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