



MLS 7023229 Land

**\$699,000**

7.41 Acres  
Raw Land

15541 153rd Street  
Little Falls MN 56345

Status: Active

#### Description:

Excellent opportunity to purchase one or two large development sites near Wal-Mart in Little Falls. Sites are currently zoned residential and would lend themselves to the growing residential neighborhood. There is also potential for re-zoning to commercial, which would provide a highly visibly easily accessible site for retail, office, restaurant and more. Now is a great time to capitalize on the flourishing Little Falls market, which is the passage way between Brainerd and St. Cloud, and many other locations frequently traveled.

#### Additional Details:

Lot Acres	7.41
Lot Dimensions	850x380x850x380
School District	1795
Taxes	\$668
Taxes with Assessments	\$668
Tax Year	2025

#### Additional Features:

#### Driving Directions:

From Hwy 371/Hwy10 and Hwy 27 intersection in Little Falls - East on Hwy 27 - North on 18th Street NE - Property is located on the right (East) about 320' north of Dollar Tree, and spans all the way to 153rd Street



Listed By:  
Close-Converse Commercial Prop

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