



MLS 7023241 Land

**\$299,000**

4.55 Acres

Raw Land

0 18th 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              | 4.55            |
| Lot Dimensions         | 320x620x320x620 |
| School District        | 1795            |
| Taxes                  | \$102           |
| Taxes with Assessments | \$102           |
| 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) directly after Dollar Tree



Listed By:  
Close-Converse Commercial Prop

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