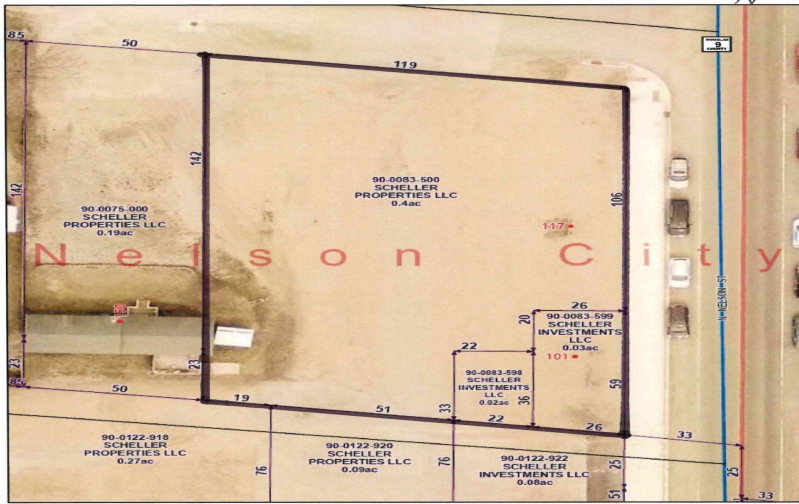


Douglas County, MN



MLS 7084366 Land

\$85,000

0.44 Acres
Finished Lot(s)

117 Nelson Street
Nelson MN 56355

Status: Active

Description:

Exceptional commercial development opportunity in the peaceful City of Nelson, conveniently located just 5 minutes from both Alexandria and Osakis along the Central Lakes Bike Trail. This versatile commercial lot offers outstanding potential for a wide range of uses, including storage units, townhomes, apartments, restaurants, pubs, retail businesses, repair shops, professional offices, recreational ventures, and more!
Bring your vision and explore the possibilities. The City of Nelson regulates this and would be more than welcome to hear your ideas and work with you.

This parcel provides ample space to bring your plans to life and includes city sewer, ALP electric service, natural gas infrastructure, and a private well already in place. Additional adjoining land is available (254' X 76' MLS # 7084469), expanding development opportunities along the Central Lakes Trail.

The City of Nelson recently completed significant infrastructure improvements, including new paved streets, sidewalks, and storm drainage systems in 2024, further enhancing the area's appeal and accessibility. Bordering the Central Lakes Trail, this location benefits from year-round traffic from cyclists, snowmobilers, and outdoor enthusiasts.

Don't miss this rare opportunity to invest in a revitalized and strategically located commercial corridor. Inquire today and discover the potential this property has to offer.

Additional Details:

Lot Acres	0.44
Lot Dimensions	165x119x165x118
School District	206
Taxes	\$498
Taxes with Assessments	\$498
Tax Year	2026

Additional Features:

Listed By:
Century 21 First Realty, Inc.
82 East approx. 4 miles to Left into Nelson. From Osakis go West approx. 5 miles to Nelson MN, follow on County Road 117 to Nelson Street to 48 signs in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com

Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470