



MLS 7113578 Commercial

\$908,000

15522 State Highway 27
Little Falls MN 56345

Status: Active

Description:

Discover the possibilities offered by this 3.04-acre parcel in a highly visible and convenient Little Falls location near Walmart, ALDI and the new Kwik Trip. Approximately half of the property is commercially zoned and half is residentially zoned, creating unique potential for a variety of future uses. An excellent opportunity for an investor, developer or business owner. All proposed uses are subject to city approval.

Additional Details:

Year Built	1939
Lot Acres	3.48
Lot Dimensions	565x244x579x240
Taxes	\$1,284
Taxes with Assessments	\$1,284
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Other **Heat:** None **Sewer:** Septic System Compliant - No **Water:** Well **Air Conditioning:** None

Driving Directions:

Hwy 10 North to Little Falls Exit - Right - Left at stoplight and immediately after right side.



Listed By:
Century 21 First Realty, Inc.

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