



MLS 7121074 Commercial

\$499,900

16986 Highway 10
Little Falls MN 56345

Status: Coming Soon

Description:

Exceptional commercial development opportunity on Highway 10 just west of Little Falls, Minnesota, immediately beyond the Highway 10/371 split. This property offers approximately 26 total acres, including approximately 19.2 acres of level, cleared, highly usable land with approximately 1,600 feet of Highway 10 frontage and an average daily traffic count of approximately 10,500 vehicles per day. Existing Highway 10 access with turn lanes nearby, 36' x 48' finished, insulated, heated shop with in-floor heat, bathroom, office area, work bench, and more. Located in Morrison County just outside the city limits of Little Falls, this property offers the flexibility of county zoning while remaining only minutes from town. The site features outstanding visibility, excellent access, and tremendous potential for commercial or mixed-use development. This property offers a rare combination of highway frontage, development-ready topography, and flexibility. The land is predominantly level and cleared, making it ideal for immediate development or as a long-term investment. The size and frontage also provide future subdivision possibilities, subject to county approval. Whether you're an investor, developer, or business owner looking for a highly visible commercial location, opportunities with this amount of Highway 10 frontage are increasingly difficult to find.

Additional Details:

Year Built	2020
Lot Acres	26.09
Lot Dimensions	ir
Garage Stalls	1
Taxes	\$1,868
Taxes with Assessments	\$1,868
Tax Year	2026

Additional Features:

Fuel: Propane **Garage:** 1 **Heat:** In-Floor Heating **Sewer:** Tank with Drainage Field **Water:** Drilled, Well

Driving Directions:

Property located North of Little Falls third exit of Highway 10



Listed By:
Edina Realty, Inc.

Affinity Real Estate Inc. participates 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