



MLS 7141010 Land

\$120,000

7.1 Acres
Raw Land

27806 435th Avenue
Aitkin MN 56431

Status: Active

Description:

Rare opportunity to own 7.1 level acres with Hwy 169 frontage in the heart of the lakes area. Ideally located next to Farm Island and within close proximity to several other high-traffic lakes, this property offers excellent visibility, convenient access, and a versatile setting for a variety of potential development concepts. The level terrain provides an open canvas for your vision, while a mound septic system is already in place, potentially reducing infrastructure costs and simplifying the building process. One intriguing opportunity is storage for nearby lake property owners. A potentially valuable service for boat, trailer, RV, recreational equipment, and seasonal storage. The property's highway frontage and proximity to area lakes make it well-suited for businesses looking to capture both local and seasonal recreational traffic. Whether you're an investor seeking a development opportunity, an entrepreneur looking for a highly visible commercial location, or you simply have a vision for the property, this parcel offers 7.1 acres of possibilities in a highly desirable North Central Minnesota location. Highway frontage. Level acreage. Existing mound system. Proximity to multiple area lakes. Bring your development ideas and explore the potential.

Additional Details:

Lot Acres	7.1
Lot Dimensions	526x680x395x641
Taxes	\$426
Taxes with Assessments	\$426
Tax Year	2026

Additional Features:

Driving Directions:

From Aitkin go south on US-169 to right onto 435th Ave, property is on the left.



Listed By:
RE/MAX Results - Nisswa

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