







AMERICAN LEGACY LAND CO

FOR SALE

COMMERCIAL PROPERTY

Big Lake, MN

5 +/- Acres

OFFERED AT:

$610,000

ABOUT THIS PROPERTY:

ATTENTION INVESTORS

This is an incredible opportunity to own 5 +/- acres of prime commercial property strategically located between Highway 10 and I-94 and perfectly situated on a corner lot!

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More About this Property:

This high-exposure corridor sees 22,000+ vehicles per day, making this property ideal for future business ventures. The corner lot offers exceptional upside in a high-demand area and is a rare investment opportunity in an unbeatable location!

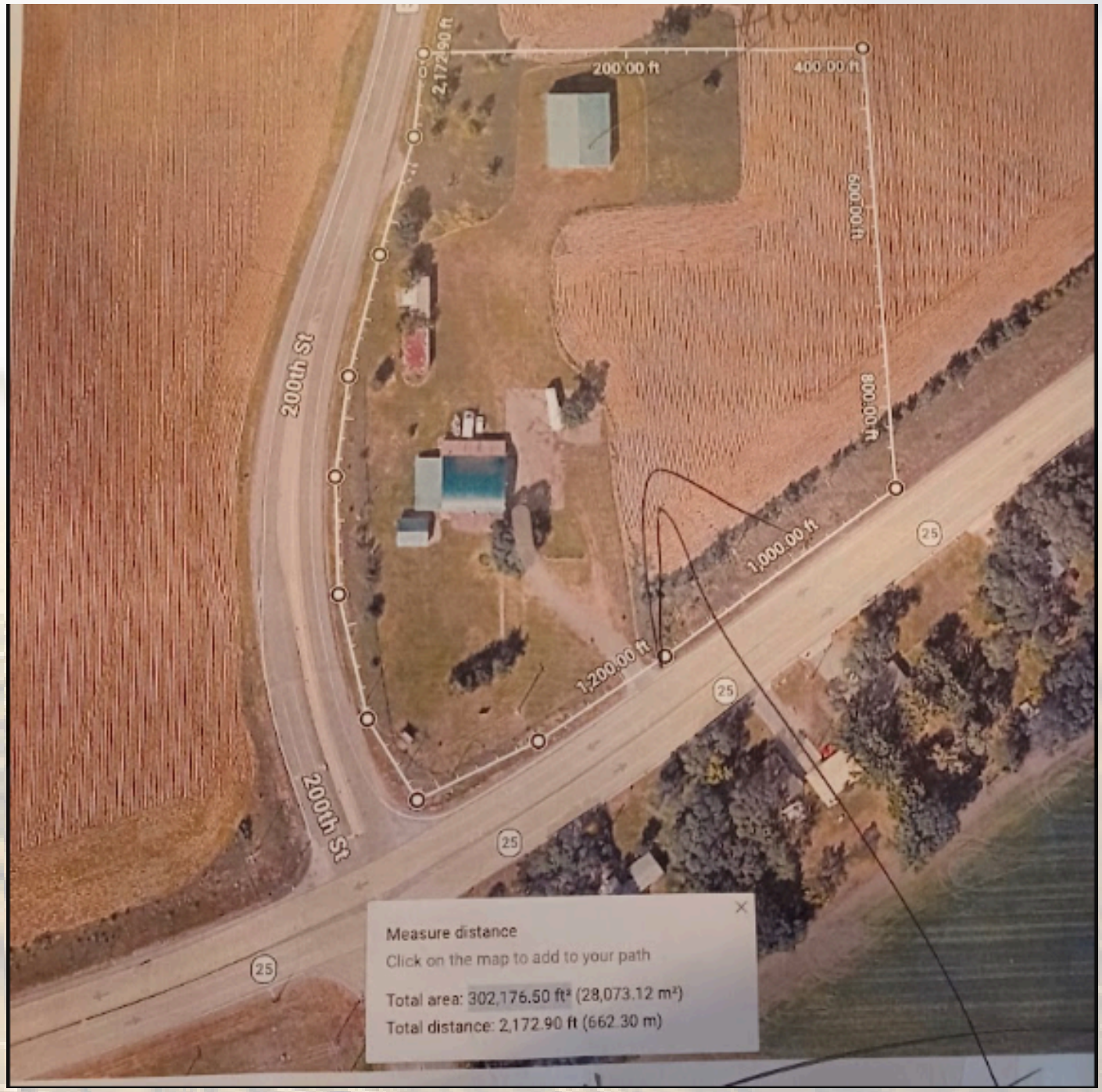
Address: 19968 Minnesota 25 Big Lake, MN 55309

Directions: From Big Lake, head north on Hwy 10 and then take a left on County Rd 81. Drive straight ahead to County Rd 25. Once you get to County Rd 25, the property will be on your left hand side.

FEATURES:

- **5 +/- acres of prime commercial property**
- **Strategically located between Highway 10 and I-94**
- **Corner lot in a high-demand area**
- **Rare investment opportunity**
- **High-exposure corridor sees 22,000+ vehicles per day**

SHERBURNE COUNTY,
MINNESOTA



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HELPING YOU BUY AND SELL LAND

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About the Agent:

Paul grew up in the Brainerd Lakes Area and brings over 24 years of sales expertise and customer service to the real estate industry. Paul has a deep passion for the outdoors and is a lifelong hunter with extensive knowledge of whitetail deer and land management. Paul specializes in helping his clients find their perfect property and is dedicated to turning his clients' dreams into reality.



PAUL LAUER, LAND AGENT

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All information contained herein is believed to be accurate but not guaranteed. All listings are subject to prior sale, change or withdrawal without notice. Buyer is urged to conduct independent inspection and investigation of the property to determine age, condition, and other relevant information prior to purchasing. Brokers and agents are not responsible for any errors in advertising. All measurements approximate.