



COMMERCIAL REALTY SOLUTIONS

For Sale
Industrial
Land

Highway 10

197th Ave NW

BIG LAKE

Industrial Land

Sales Price: \$2.50/psf

Lot is 6.67 Acres (Minimum 1 Acre Divisible)

16905 197th Ave NW, Big Lake, MN 55309

Sheila Zachman, Broker
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PROPERTY LOCATION

- * South of Highway 10
- * East of County Road 43
- * 5 Miles from I-94
- * Potential Railroad Spur
- * Shovel Ready
- * Divisible

TRAFFIC COUNTS - 2025

- * Highway 10 - 18,400 VPD
- * County Road 43 - 3,200 VPD



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PROPERTY OVERVIEW

16905 197th Ave NW, Big Lake, MN

Sales Price

\$2.50/psf

Lot Size 6.67 Acres
(Minimum 1 Acre Divisible)

Sherburne County/PID 65-522-0110

2026 Taxes \$46,070.00

Zoned I-3 Industrial Park

Businesses in Area Midwest Lumber, Ice O Metric,
Cargill Kitchen Solutions,
Paragon Store Fixtures,
Flour City Bending,
Industrial Molded Rubber,
Northstar Commuter Rail,
and more...



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