



Jon D. Jondahl
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JON D. JONDAHL
 GROUP




360 Property View

17910 Highway 65 NE, Ham Lake, MN 55304-9593

**Lots & Land
Acreage**

List #: **7102573**
 Status: **Active**

List Price: **\$375,000**
 Orig List Pr: \$375,000



Property ID:	053223210006	Tax Amount:	\$2,458
Tax Year:	2026	Assess Bal:	\$0
Acres/Sqft:	3.250/141,570	Tax w/ Assess:	\$2,458
Taxable Acres:		Assess Pend:	Unknown
Min Lot Size:		Homestead:	No
Lot Size:	Irregular	Plat Recorded:	No
County:	Anoka		
Postal City:	Ham Lake		
Municipality:	Ham Lake		
Listing City:	Ham Lake		
School Dist:	11 - Anoka-Hennepin (763-506-1000)		
List Date:	07/06/2026	DOM:	0
Rcvd by MLS:	07/06/2026	CDOM:/PDOM:	0/0

Directions: **Highway 65 to 181st Ave; W to Ulysses St; S to lot on the right.**

General Information

Legal Desc: **THAT PRT OF NE1/4 OF NW1/4 OF SEC 5 TWP 32 RGE 23 LYG SLY & ELY OF FOL DESC LINE: BEG AT A PT ON S LINE THEREOF 493.80 FT WLY OF SE COR THEREOF, SD S LINE HAS ASSD BRG OF S 89 DEG 09 MIN 45 SEC W, TH N 00 DEG 20 MIN 08 SEC W 169.39 FT, TH NELY 41.45 FT ALG A TAN CUR CONC TO SE HAV A RAD OF 40 FT & A CEN ANG OF 59 DEG 22 MIN, TH N 59 DEG 01 MIN 52 SEC E TAN TO SD CUR 568.49 FT TO E LINE OF SD 1/4 1/4 & SD LINE THERE TERM, EX THAT PRT THEREOF LYG ELY OF FOL DESC LINE: COM AT NE COR OF SD NW1/4, T H S 02 DEG 46 MIN 58 SEC W, ASSD BRG, ALG E LINE OF SD NW1/4 516.84 FT TO POB OF SD LINE, TH S 60 DEG 21 MIN 32 SEC W 123.65 FT, TH SELY 112.54 FT ALG A NON TAN CUR CONC TO SW HAV A RAD OF 279 FT A CEN ANG OF 23 DEG 06 MIN 44 SEC & A CHORD BRG OF S**

Section/Township/Range:	05/32/23	Rnt License:	
Land Lease:	No	Fire #:	Insur Fee: \$0
Fract Ownr:	No	Assoc Phone:	Assoc Fee: \$0
Comp/Dev/Sub:			
Assoc Mgmt Comp:			
Restr/Covenant:	Easements-Utility		
Land Inclusions:	For Sale Sign		
Improvements:	Paved Streets		
Lot Desc:	Tree Coverage - Medium, Underground Utilities		
Utilities:	Electricity Connected, Private Well Connected, Underground Utilities Available		
Road Frontage:	City, Paved Streets	Pasture Acres:	
Rd Responsible:	Public Maintained Road	Tillable Acres:	
Zoning:	Business/Commercial	Wooded Acres:	
Topography:	Level		
Develop Status:	Finished Lot(s)		
Fencing:	None		
Out Buildings:	Garage(s)		

Builder Information

Builder Restrict: **Open** Bldr Assoc Mbr:

Remarks

Agent: **Land has been surveyed, stakes are set at the property boundaries**

Public: **Prime 3.25-acre commercial development opportunity! This CD-1 zoned property offers exceptional flexibility for a variety of commercial uses, including retail, office, service businesses, or mixed-use development. The generous acreage provides room for parking, storage, and future expansion. Existing improvements include a home and detached garage, which could be used as temporary office space, a caretaker residence, or incorporated into your overall business plan. An excellent opportunity for investors, developers, or businesses looking for space to grow.**

Financial

List Type:	Exclusive Right	Lockbox Type:	None	Lockbox Source:
Sellers Terms:	Cash, Conventional			
Sale Option:	Sell Entirely			

Assume Loan:

Listing Conditions: **Standard**

Agent/Office Information

Listing Agent: [Jon D. Jondahl Group](#) 763-286-7573

Listing Office: [eXp Realty](#)

Appointments: [ShowingTime](#)

Office Phone: **320-500-4397**

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