



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial/Industrial
Land

Great River Energy
Vision

El Loro
The Buff

SOLD SOLD SOLD SOLD

Highway 10

BIG LAKE

Commercial/Industrial Land

Sales Price: \$3.30/psf

30+ Acres (Divisible)

xxx 166th Strt, Big Lake, MN 55309

Joseph Elam, Broker

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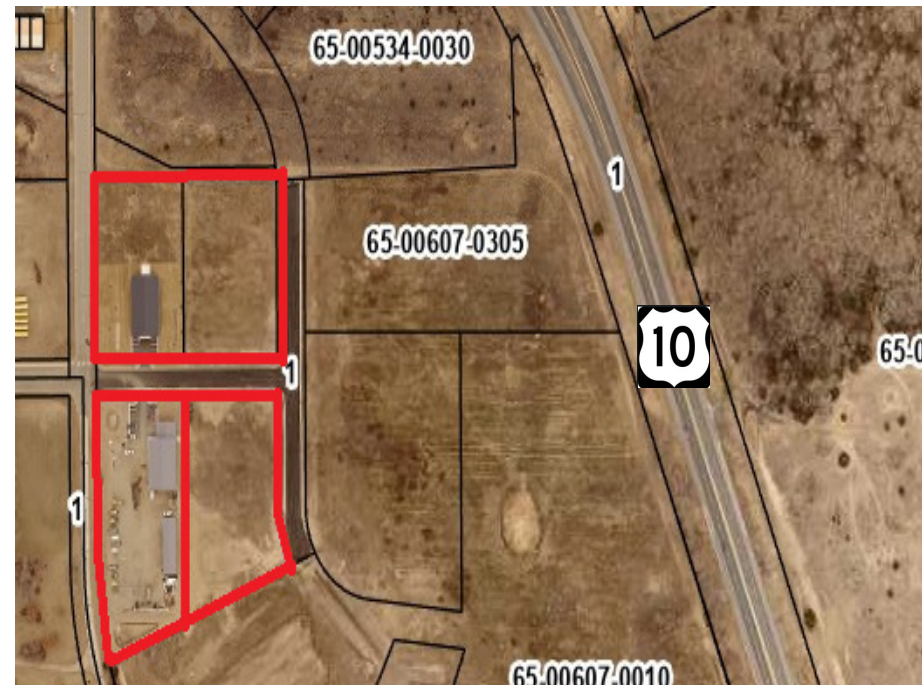


PROPERTY LOCATION

- * Located on the South Side of Highway 10
- * 7 Miles from I-94
- * Near many services and retail
- * Level Site with Sandy Soils
- * Businesses in the Area Include:
 Friendly Buffalo, El Loro, Centra Care Dialysis,
 Vision of Big Lake, Great River Energy and more.

TRAFFIC COUNTS - 2025

* Highway 10 - 18,400 VPD



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PROPERTY OVERVIEW

xxx 166th Street, Big Lake, MN

Sales Price

\$3.30/psf

Owner Financing Available

Land Only (20% Down, 4% Interest on 20-Year Amortization, with a 5-Year Balloon)

Lot Size

30+ Acres (Divisible)
(Pole Barns and Outdoor Storage Allowed)

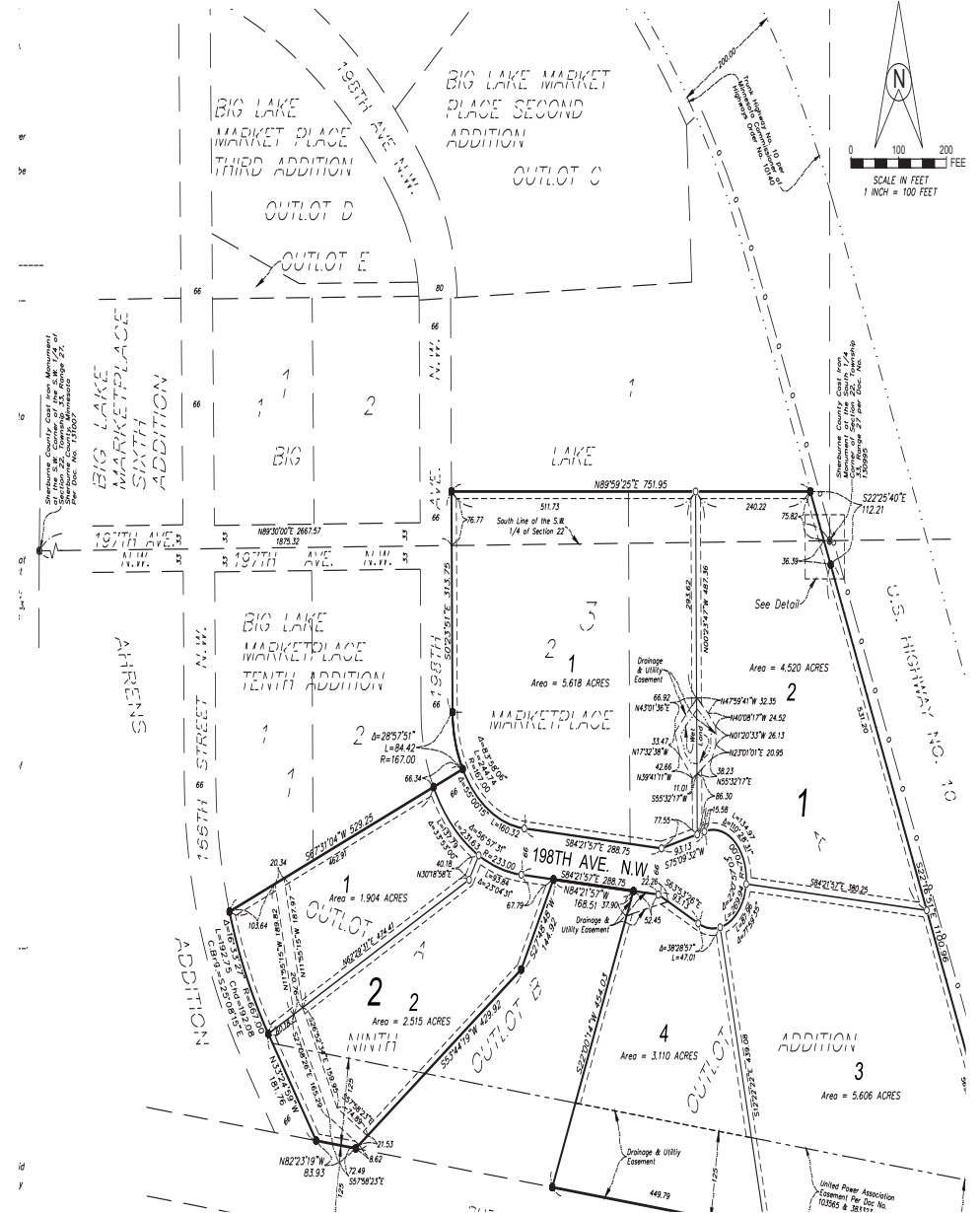
Sherburne County
PIDs/2026 Taxes

65-00607-0305	\$6,316.00
65-00618-0105	\$1,736.00
65-00618-0110	\$1,400.00
65-00618-0115	\$1,736.00
65-00618-0120	\$964.00
65-00618-0210	\$782.00
65-00618-0205	\$592.00

Zoned

I-3 Industrial

BIG LAKE MARKETPLACE ELEVENTH ADDITION



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PHASE 2 of INFRASTRUCTURE

Acres	PIDs	2026 Taxes	Price
5	65-00607-0305	\$6,316.00	\$ 718,740.00
5.618	65-00618-0105	\$1,736.00	\$ 807,576.00
4.52	65-00618-0110	\$1,400.00	\$ 649,741.00
1.904	65-00618-0205	\$ 592.00	\$ 273,696.00
2.515	65-00618-0210	\$ 782.00	\$ 361,526.00
3.11	65-00618-0120	\$ 964.00	\$ 447,056.00
5.606	65-00618-0115	\$1,736.00	\$ 805,851.00

BIG LAKE MARKETPLACE ELEVENTH ADDITION



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