



CITY OF PELICAN RAPIDS

Ready for Mixed-Use Development



**Commercial Lot
FOR SALE**

**U.S. Route 59
Pelican Rapids, MN
56572**



Blake Hansen
Advisor
651.387.3223
bhansen@iagcommercial.com



Jeff LaFavre, CCIM, MCR
President
612.868.7429
jlafavre@iagcommercial.com

PROPERTY OVERVIEW

This 0.43-acre site in the heart of Pelican Rapids offers an exceptional opportunity for mixed-use development, perfectly suited for street-level commercial with residential units above. Positioned to capture local foot traffic and community activity, the property is ideal for retail, office, or service uses below, paired with modern apartments or condos above. With the City supportive of thoughtful development, this site is ready for a project that enhances the downtown streetscape while meeting growing demand for convenient, walkable living. A rare chance to deliver a high-impact, community-focused development in a thriving small-town setting.

PROPERTY FEATURES

- Ideal Mixed-Use Site
- Commercial Street-Level Opportunity
- Residential Units Above
- Walkable, Community-Oriented Location
- Supports Downtown Growth
- Strong Local Demand for Mixed-Use
- City Supportive of Development
- High-Visibility Infill Site

Address: U.S.Route 59
Pelican Rapids, MN
56572

Acreage: 0.43

List Price: Negotiable

Zoning: Commercial

County: Otter Tail



IAG COMMERCIAL
REAL ESTATE

www.iagcommercial.com

