

LAND FOR SALE
5.3 Acres
Limited Business Zoning
NE Corner of 13th Street & SE 2nd Avenue
Grand Rapids, MN. 55744



5.3 Acres Land For Sale

Prime corner lot located just off of Highway 169 and east of Pokegama Avenue/L & M Fleet Supply. Surrounded by commercial and residential properties. Rare opportunity to purchase a large wooded land parcel within the city limits. Make an inquiry today!

- **Zoning:** Limited business which includes a variety of uses from commercial to residential
- **Acres:** 5.3 Acres (230,868SF)- 409', 711', 320' frontage
- **Wooded Lot:** The site is heavily forested with a variety of species (pine, maple, to poplar trees)
- **2022 Real Estate Taxes:** \$14,114.00
- **Itasca Co. Parcel ID:** #91-653-0210
- **Sale Price:** \$700,000.00

FOR SALE

For more information contact:

Lisa L. Diehl, CCIM, CPM
(952) 285-5244 Direct
(612) 508-6410 Mobile
Lisa.Diehl@CloseTheDiehl.com



DIEHL & PARTNERS

Real Estate Brokerage, Consulting & Development

LAND FOR SALE

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Limited Business Zoning

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Site Information

Total Acreage (1 Parcel): 5.3 Acre wooded lot (230,868 SF)

Frontage Measurement: 409' frontage (south side—east/west), 711' frontage (west side—north/south), 320' frontage (east side-north/south).

Zoning: Limited business which includes a variety of uses from commercial to residential

Location: The property consists of 5.3 acres of buildable land with easy access, excellent visibility and high traffic.

Prime corner lot located just off of Highway 169 and east of Pokegama Avenue/ L & M Supply, across from Fresenius Dialysis. Located between 2nd Avenue SE and 4th Avenue NE, north of 13th Street SE. Surrounded by commercial and residential properties (single family, apartments, twin homes, senior housing).

Traffic Counts: MN State Highway 169 (19,000 daily)

Wooded Lot: The site is heavily forested with a variety of species (pine, maple, poplar)

Utilities: All utilities are located to the site

Itasca County

Property Parcel: #91-653-0210

2022 Property Taxes

Annual Taxes: \$14,114.00

Investment Opportunity

Potential investment for an investor, 1031 Exchange buyer, developer

Pricing

\$700,000

Demographics:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	3,450	12,216	16,075
Average Age	44	44	45
Median HH Income	\$51,200	57,176	62,969
Average HH Income	\$65,449	\$73,045	\$80,693



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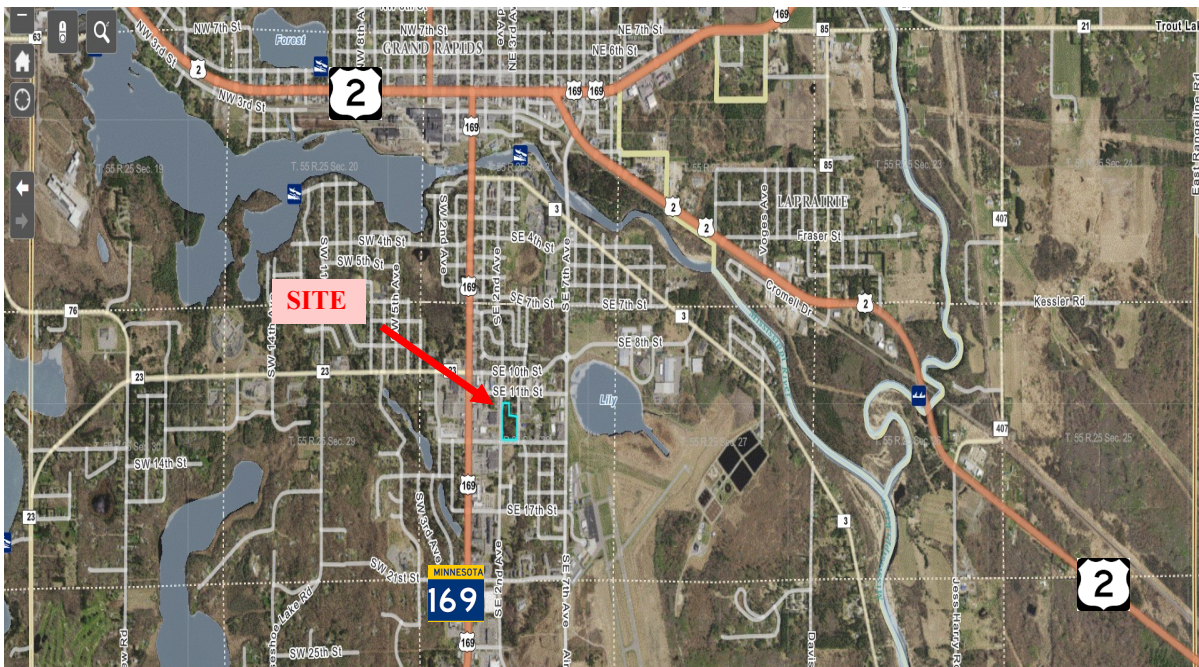
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The gateway to the 'Edge of the Wilderness Scenic Byway' in Grand Rapids welcomes residents and visitors to one of the terminus towns of the Byway. Grand Rapids was originally founded as a logging town, as the Mississippi River provided an optimal method of log shipment to population centers. The city sits at the junction of U.S. Highways 2 and 169. U.S. Highway 2 runs west towards Bemidji and east towards Duluth. The city has a solid base of industry, business, medical, retail, and educational services.

The surrounding bedroom communities of Cohasset, Coleraine, LaPrairie, Bovey, Taconite, Marble, and Calumet increase the urban area population to an estimated 18,908 people. Grand Rapids is a small town with lots of charm, surrounded by Minnesota's nature. A great place to live, work and enjoy the Minnesota lakes, trails and fresh air.



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The 5.3 acre parcel is located at the northeast corner of 11th Street SE and 2nd Avenue SE., one block east of Highway 169 (Pokegama Avenue). 409' frontage (south side—east/west), 711' frontage (west side—north/south), 320' frontage (east side-north/south).



13th Street—Looking East



2nd Avenue—Looking North



4th Avenue—Looking North



2nd Avenue—Looking South



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