

# HIGHWAY 10 COMMERCIAL LAND

NEAR HIGHWAY 10 & 34TH STREET, DILWORTH, MN



## Great Highway 10 Commercial Land for Sale



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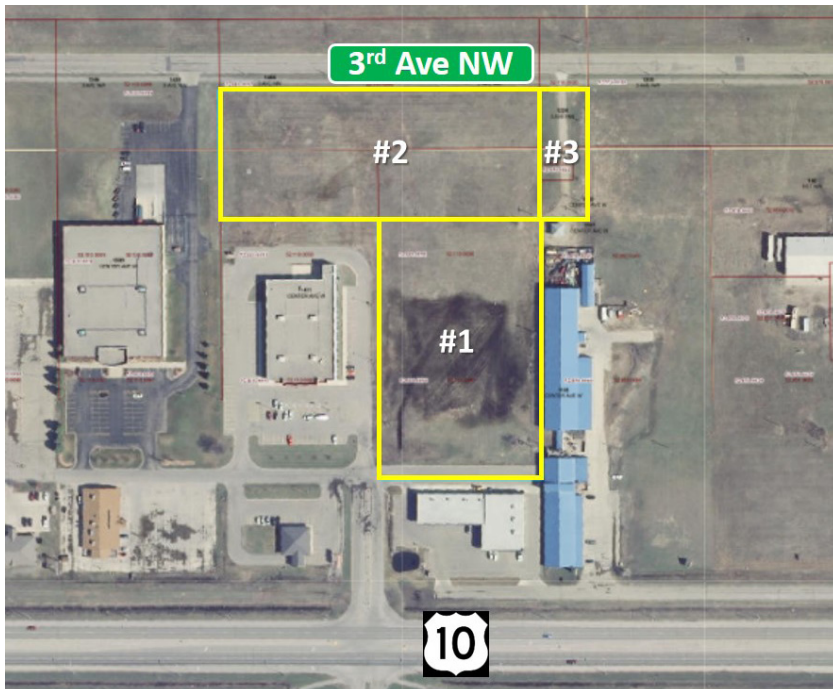
**FOR SALE**

# HIGHWAY 10 COMMERCIAL LAND

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### Property Overview:

Directly accessible off Highway 10 near 34th Street N, this multi-parcel commercial land offers great accessibility and visibility in a growing area of Dilworth/Moorhead. Walmart, Target, Office Max, and other strong retail neighbors in immediate vicinity. Zoned C-3 General Business District. Great opportunity for a multi-story commercial building off Highway 10 and potential for commercial or multi-family properties off 3rd Ave NW. The land is out of the flood plain and ready for development!



### Platted Parcel Details

#### Asking Price:

Parcel 1: \$720,000 (\$5.50 PSF)  
Parcel 2 & 3: \$604,000 (\$3.25 PSF)  
All Parcels: \$1,324,000 (\$4.18 PSF)

#### Location:

Next to Office Max  
and south of Walmart,  
near intersection of  
Highway 10 and 34th St N.

#### Size:

Parcel 1: 130,962 SF (3.0 acres)  
Parcel 2 & 3: 185,800 SF (4.27 acres)

#### Floodplain:

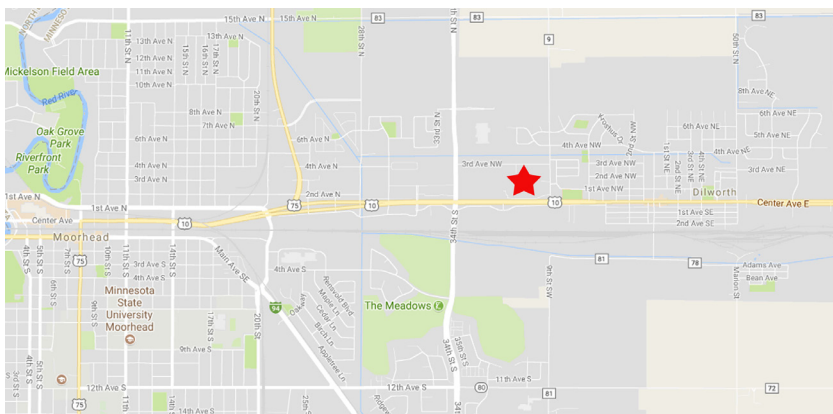
No

#### Zoning:

C3  
Commercial General Business District

#### Parcel #'s & 2017 Taxes:

Parcel 1: 52.110.0090, \$3,670  
Parcel 2: 52.110.0095, \$4,220  
Parcel 3: 52.110.0100, \$598



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Access road from Highway 10

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