

# FOR SALE MILACA, MN

## Highly Visible Business Commercial Land



### OFFERING SUMMARY:

City of Milaca on Highway 169 & Highway 23

Lot Sizes Ranging from 0.7 to 2.3 Acres

Prices ranging from \$100,000 to \$250,000

Located south of the municipal liquor store

Infrastructure & access provided by the City

B2 general commercial business zoning

### Outline:

Parcel Real Estate is pleased to offer for sale 11 Lots located in the City of Milaca. The development is conveniently located at the corner of Highway 169 and Highway 23. The property is extremely visible to over 20,000 vehicles a day on average between Highway 169 & Highway 23. Summer traffic can see over 50,000 vehicles daily.

- Highway 169 is one of the state's fastest growing highway corridors
- Conveniently located 25 minutes north of Elk River, 45 minutes north of Maple Grove, and 60 minutes north of Minneapolis, and 20 minutes south of Mille Lacs Lake.
- Popular stop for highway traffic & locals
- City sewer, water, fiber, etc. will be stubbed out to the property line

**Parcel**  
REAL ESTATE

### Description

NEW Business  
Commercial  
development  
opportunity in the  
City of Milaca

### CONTACT:

**Sam Johnson**

sam@parcel.properties  
320-420-1177  
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*\*Renderings for visualization purposes only*



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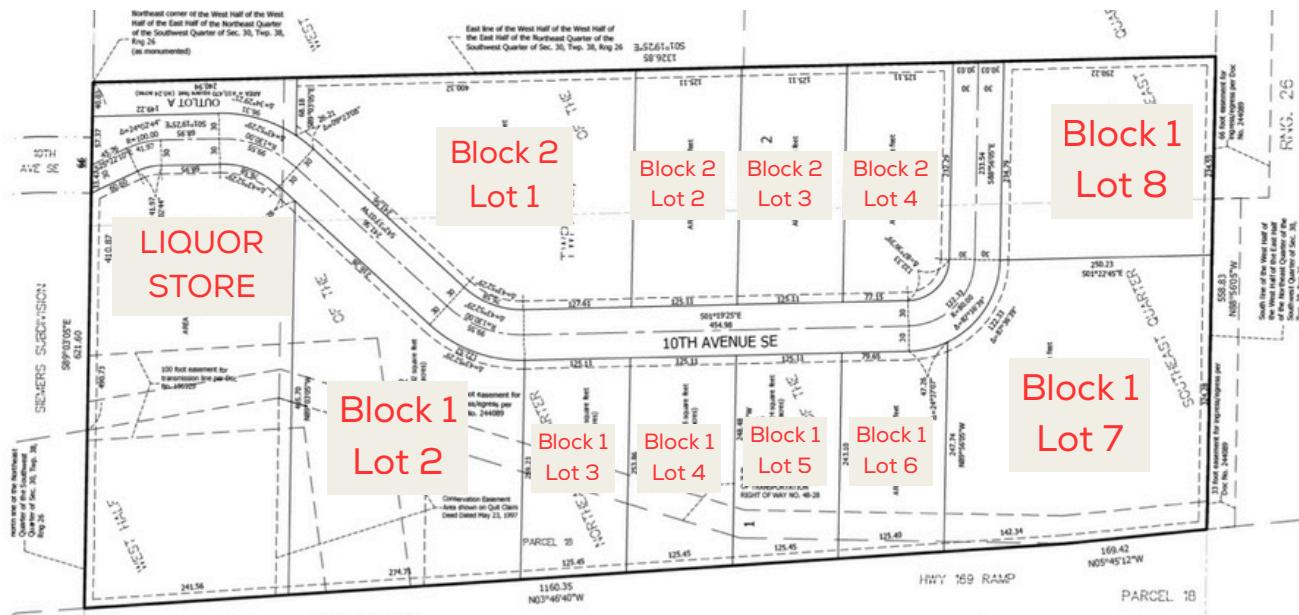
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# Parcel REAL ESTATE

## Approved Plat:

← NORTH



# HIGHWAY 169

Lot #	Size, Ac	Size, SF	Sale Price	Price per SF
<b>Block 1</b>				
2	2.15	93,654.00	\$135,000.00	\$1.44
3	0.74	32,234.40	\$100,000.00	\$3.10
4	0.72	31,363.20	\$100,000.00	\$3.19
5	0.71	30,927.60	\$100,000.00	\$3.23
6	0.69	30,056.40	\$100,000.00	\$3.33
7	2.29	99,752.40	\$250,000.00	\$2.51
8	1.35	58,806.00	\$150,000.00	\$2.55
<b>Block 2</b>				
1	2	87,120.00	\$175,000.00	\$2.01
2	0.84	36,590.40	\$100,000.00	\$2.73
3	0.84	36,590.40	\$100,000.00	\$2.73
4	0.79	34,412.40	\$100,000.00	\$2.91

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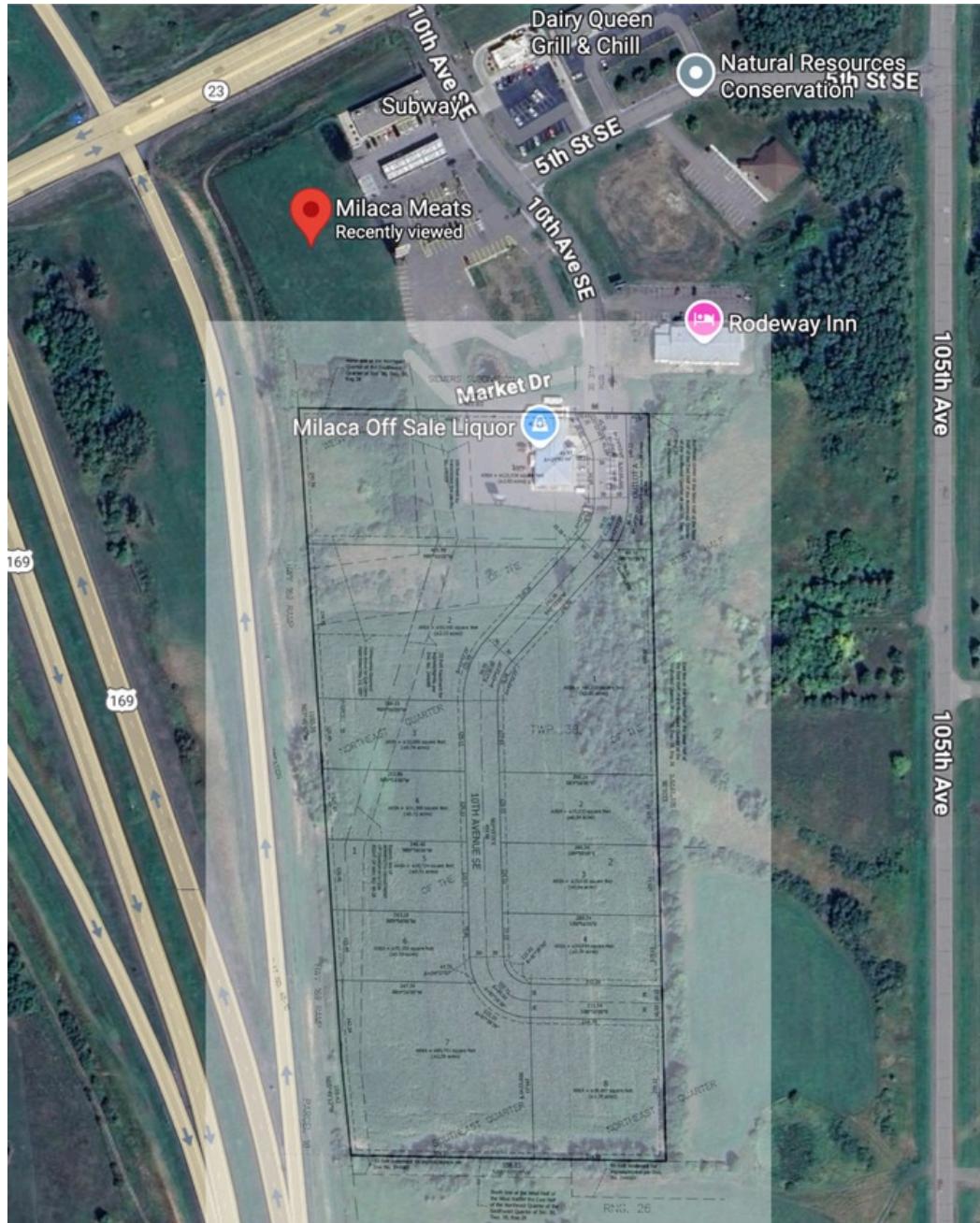


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