



HWY 169 ACREAGE FOR SALE

12083 350th Street (CR 22), Onamia, MN 56359

C|C CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

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Hwy 169 Acreage.

Prime 6-acre commercial site positioned at a high-visibility corner along Hwy 169, just south of downtown Onamia. This property offers excellent frontage, easy access, and strong traffic counts—an ideal opportunity for businesses seeking a strategic Central Minnesota location. With General Commercial zoning, the site is well-suited for retail, service, office, hospitality, or mixed commercial development. Take advantage of a prominent corner location with outstanding exposure and quick connections to Onamia, Mille Lacs, and the surrounding region—perfect for a wide range of commercial users looking to grow or establish a presence in a thriving corridor.



Address: 12083 350th Street (CR 22), Onamia, MN 56359

Directions: Just south of the City of Onamia, at the Junction of 350th Street (CR 22) and 169 - Parcel is the SW corner

Lot Size: 6.08 Acres (264,844.8 sq. ft.)

Lot Dimensions: Approx. 475' x 430' x 525' x 390' x 50' x 50'

Access: Driveway Entrance off of 350th Street (CR 22)

Frontage: 475' on Hwy 169 and Approx. 390' on 350th Street (CR 22)

Purchase Price: \$149,000

2025 Real Estate Taxes: \$1,116

Continued on next page.

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Features

Zoning: C-1 General Commercial

PID#: 14-007-0100

Legal Description: N 525 ft of W 1/2 of E 1/2 of NE of NE Tr "B" of Survey & N 525 ft of E 1/4 of NE of NE, Tr "A" of Survey, Ex 1.90 Ac Parcel #77B to Hwy 169

Neighboring Businesses: Businesses nearby include Gateway Cafe & Station, Martins Tree Service, Woodline Saw Mills, Eagle Ridge Enterprises, Sasker Manufacturing, Lakeside Lawn Care, Rum River Timber Harvesting, Onamia High School, Onamia Elementary School, plus numerous others.

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Photos



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Photos

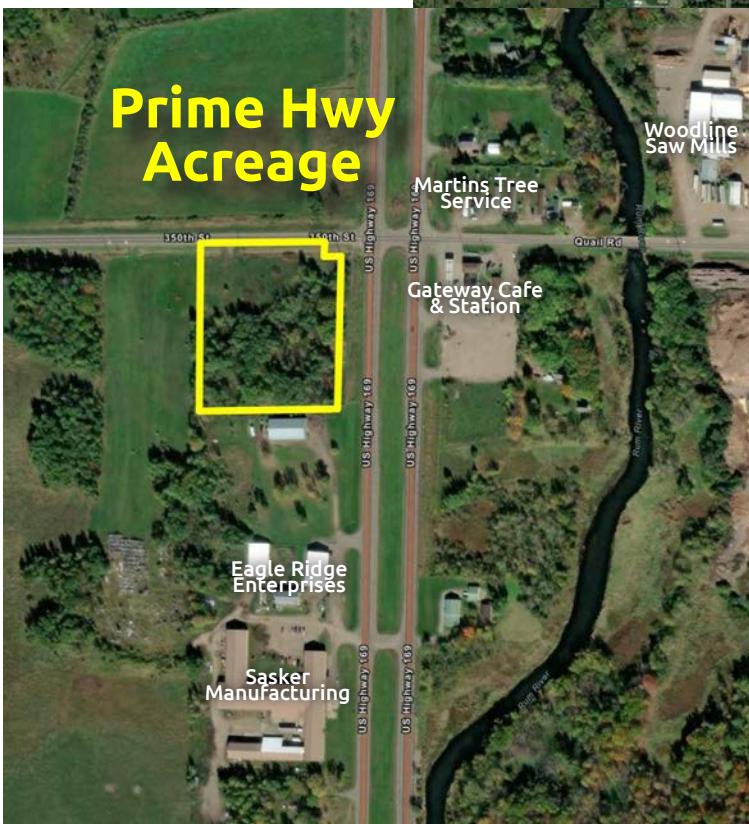
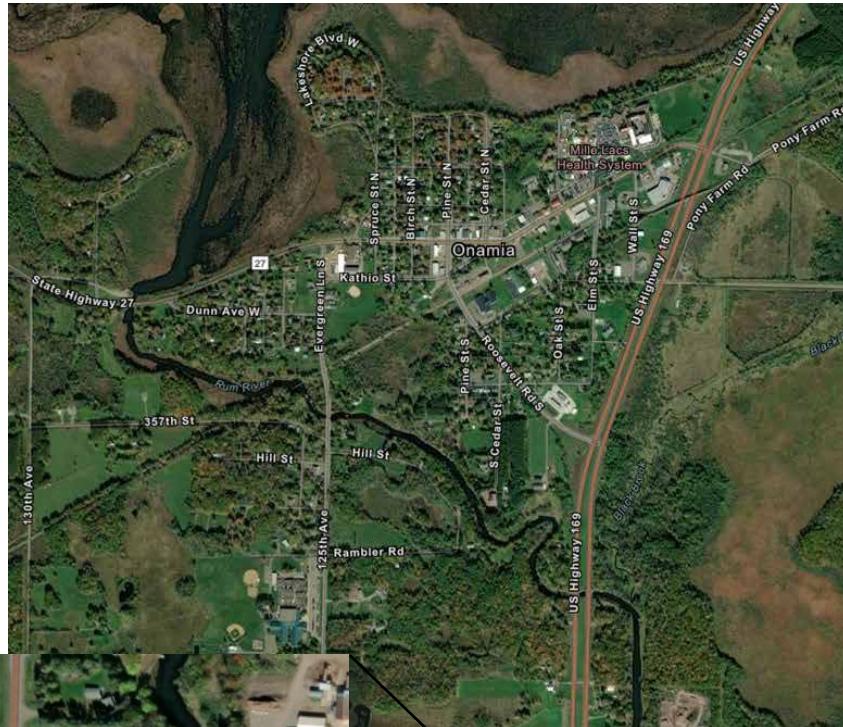


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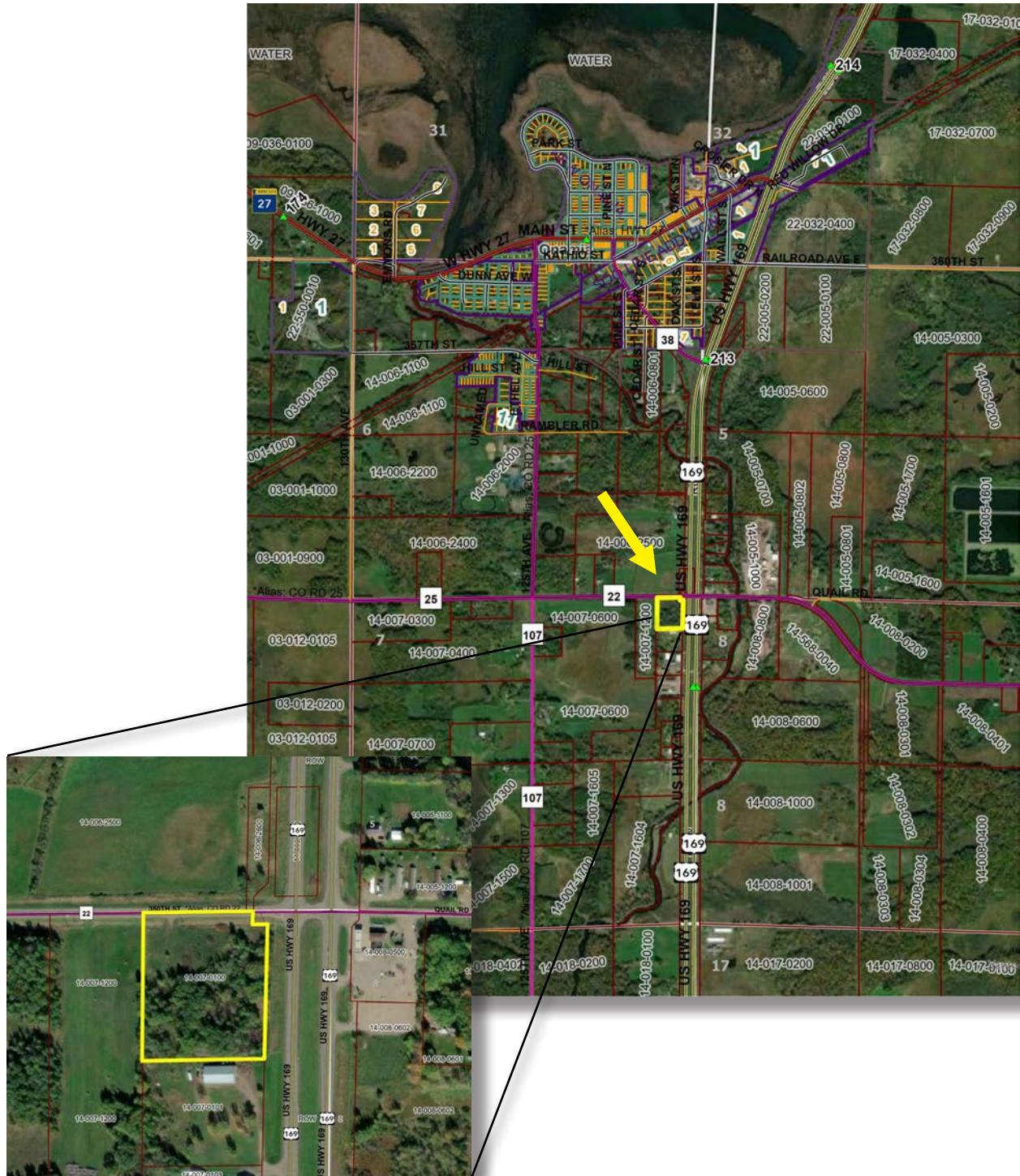
Aerial Photo



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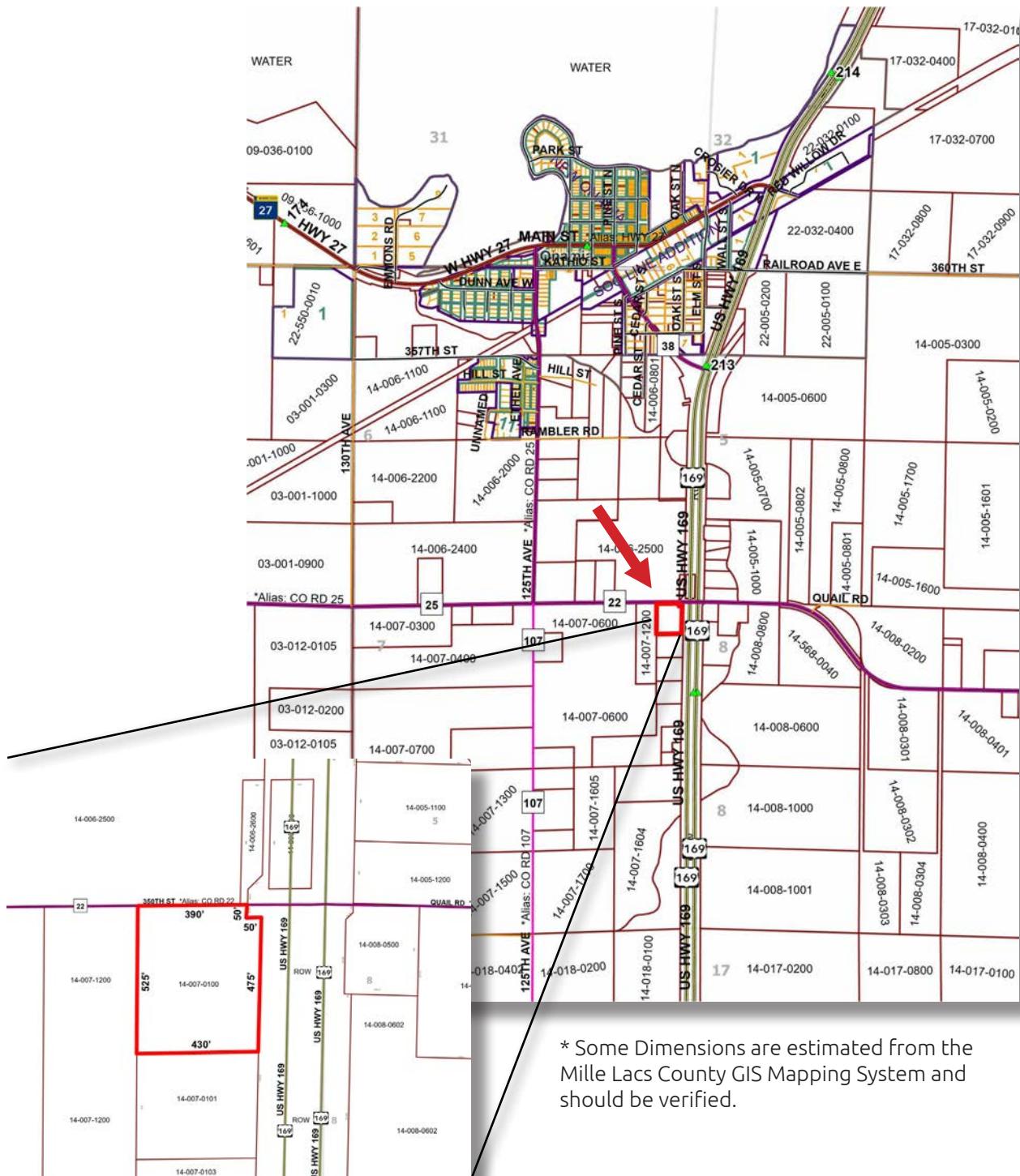
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Section Aerial



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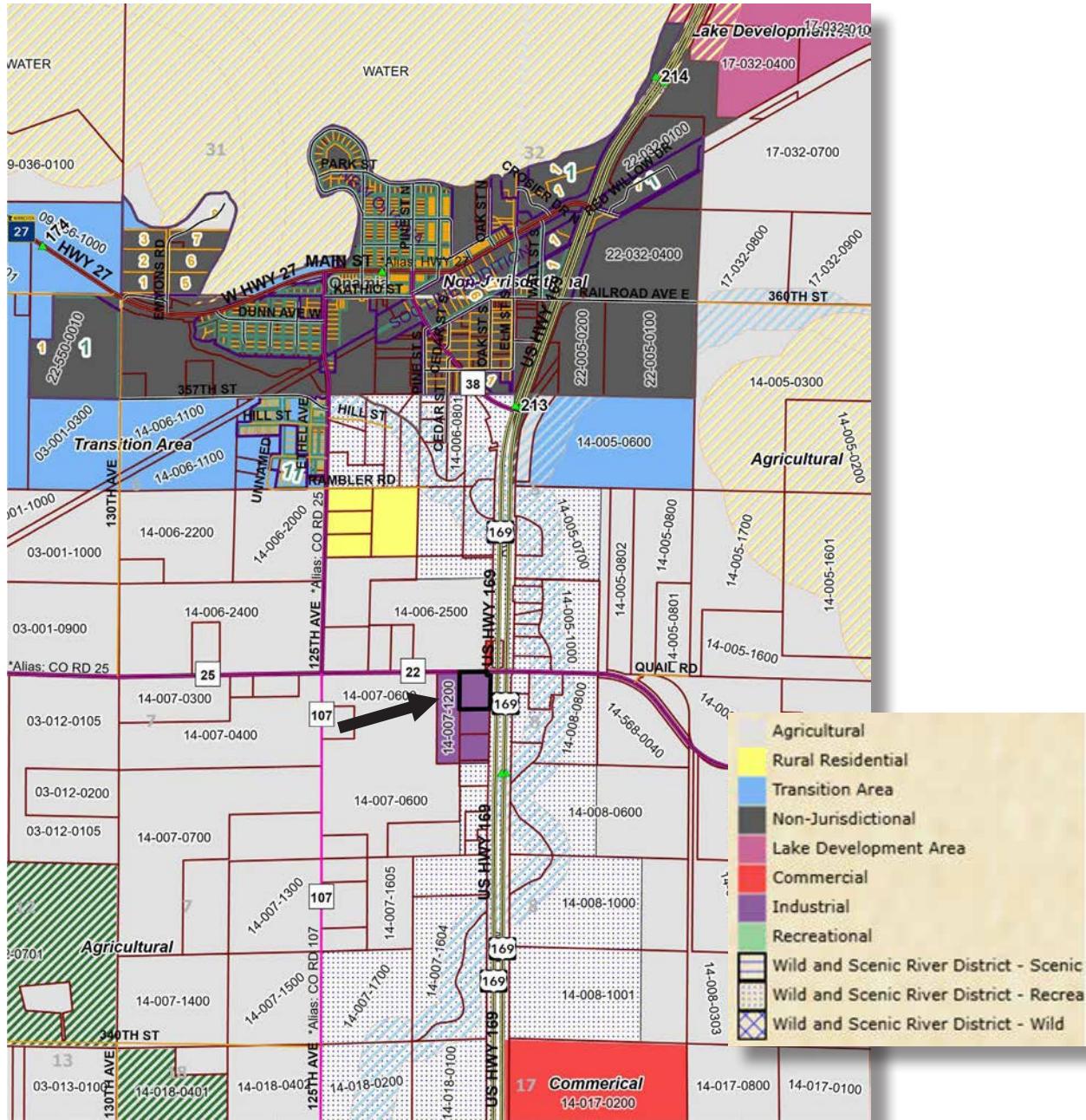
Section Map



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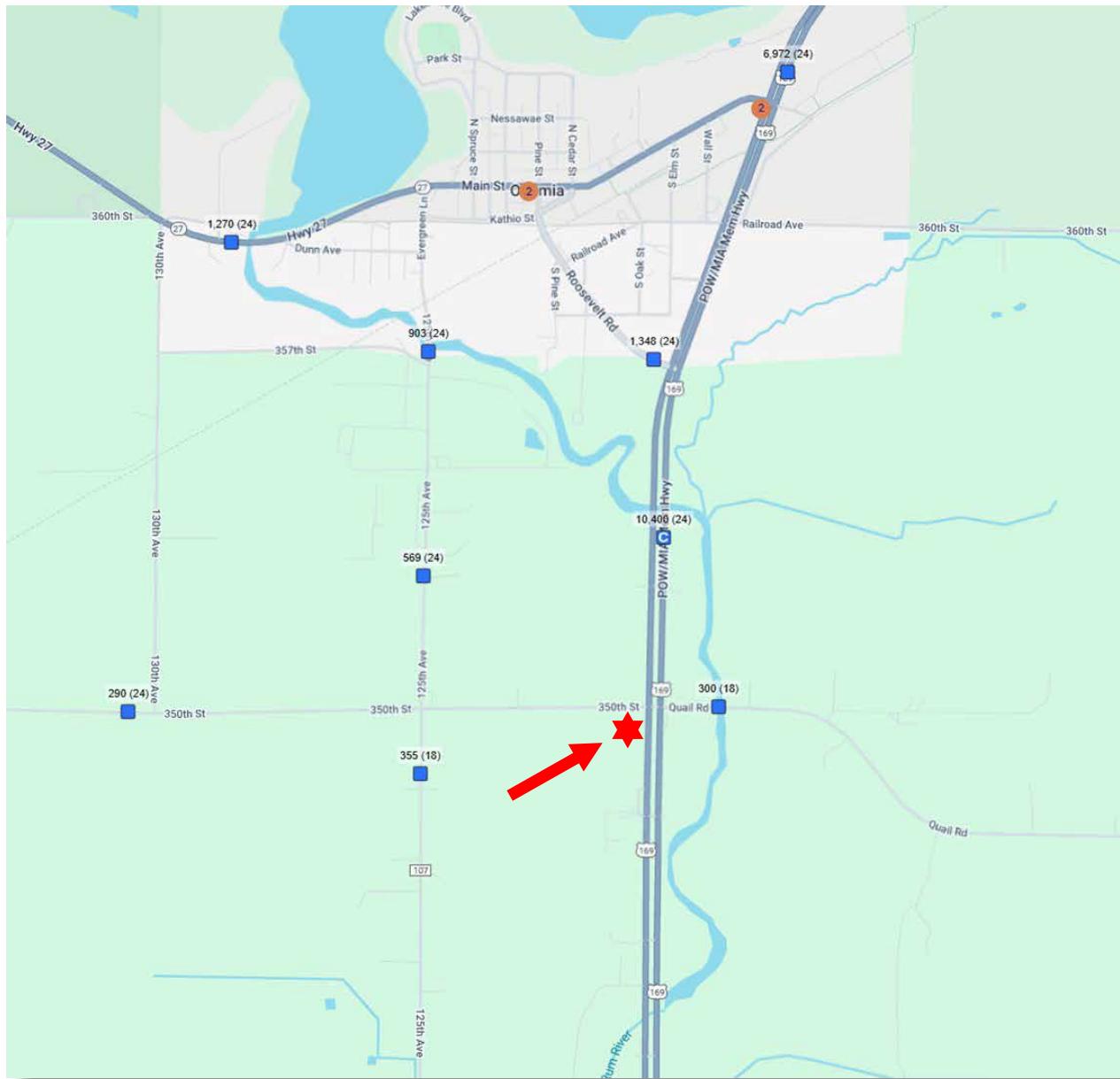
Zoning Map

Property Re-Zoned to C-1 General Commercial in 2022



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Traffic Counts: 10,400 (2024) on Hwy 169 and 290 (2024 on 350th Street



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Location Map



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OnamiaMN.com

Onamia, Minnesota is located at the junction of Highways 169 and 27, just south of Mille Lacs Lake on the shore of Lake Onamia.

Onamia received its name from Lake Onamia, which in Ojibwe means "dancing ground." The dance symbolizes either petition or thanksgiving. The city of Onamia is located where early American Indians performed these dances.

The city dates to 1908 when lumbering was a major industry in the Mille Lacs area, and the first trains reached the town.

Today, Onamia is the area's largest city, housing the Mille Lacs Health System, some light industry and many small, locally owned businesses.

A public library located in the Soo Line Depot, three city parks (one with a tennis court), a little league ballfield, a skate park (skate board and ice-skating), the Lions Fitness Center, and several Fitness Trails provide in-town recreation. Nearby are three golf courses, two State Parks (Kathio State Park and Father Hennepin State Park) and many recreational opportunities on Lake Mille Lacs. Onamia is also home to more Little Free Libraries than anywhere else.

The Soo Line South Trail, a bicycle and ATV trail runs thru Onamia. Parking is available at the Depot Library. "Onamia is also on the newly designated (2018) Lake Mille Lacs Scenic Byway."

2024 Population:

Onamia	3,786
Mille Lacs County	27,308

Projected Population Growth Change 2024-2029:

Onamia	0.09%
Mille Lacs County	0.44%

Households in 2024:

Onamia	1,524
Mille Lacs County	10,593

2024 Median Household Income:

Onamia	\$57,411
Mille Lacs County	\$69,030

Note: Onamia figures are based on Onamia Zip Code 56359, not Onamia City Limits.

Continued on next page.

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Demographics

Area Businesses:

Automotive:

Anderson Bros. Garage
Bud Jones & Sons Auto Salvage
Gateway Station
Onamia Auto Sales
Onamia Service Center
Super Stop
Contreras Auto Parts
Casey's General Store

Industry:

P&S Machine
Multi-Source Onamia
MarTek Electronics
Naslen Machine
Noble Wear
Sasker Manufacturing
Woodline Products

Dining & Entertainment:

Subway
Vets Club
Dans Catering Company
Cateway Cafe
Geno's Bar & Grill
Grand Casino Mille Lacs
Grand Makwa Cinema
Happy's Drive In
Randy's Recreational Rentals
Bayview Bar & Grill
Cedarwood Family Restaurant
Dairy Queen
Farm Market Cafe
American Legion
VFW

Golf Courses:

Northwood Hills Golf Club
Izaty's Resort

Fishing:

Eddy's
Reed's Mille Lacs Outpost Sporting Goods

Banking & Insurance:

Woodlands National Bank
Princeton Insurance of Onamia
Security State Insurance Agency

Churches:

Crosiers Fathers & Brothers
Holy Cross Catholic Church
Sacred Heart Church
Bethany Lutheran Church
Christian Missionary Alliance Church
Living Waters Assembly of God
United Methodist Church

Parks & Recreation:

Lion's Community Fitness Center
Onamia Skate Park
Soo Line Trail
Herington Park
Kathio State Park
Mille Lacs Area Tourism Council
Onamia City Park

Resorts & Lodging:

Appledorn's Sunset Bay Resort
Camp Onamia
Grand Casino Mille Lacs Hotel
Izaty's Resort
Mille Lacs Hunting Lodge
Onamia Manor
Onamia Shores
Rocky Reef Resort
Soo Line Trail RV Camping & Hotel
Lake Song Assisted Living

Rentals:

Oakwood Apartments
Town Square Apartments

Schools:

Rolf Olsen Community Center
Onamia Public Schools

Retail:

Reed's Mille Lacs Outpost Sporting Goods
Sunshine Flower Shop
Super Stop
Taco John's
Trophies Liquor Warehouse
Litke's Liquor
Noble Wear Factory Outlet
Onamia Drug
Onamia Thrift Shop
Power Lodge
Agnew Hardware Hank
Eagle Ridge Enterprises

Construction:

Tim Stout Heating & AC
Husom Electric
John's Floor Covering
Lovaas Construction
Milton Contracting
Roger's Plumbing, Heating & Electrical
Rum River Electric
DeVries Construction
John Seagren Plumbing
Lakedale Landscaping

Health Care:

Home Care/Hospice
Lake Song Assisted Living
Mille Lacs Health System
Long Term Care/Senior Care Unit

Organizations:

Mille Lacs Area Partners for Prevention
Mille Lacs Area Health Foundation
Onamia Area Civic Association
Onamia Area Friends of the Library
Onamia Lions Club
Onamia Senior Center & Dining

Services & Utilities:

Walleye Bytes Computer Service
US Post Office
Sunclean Center
Shelley Funeral Chapel
SCI Broadband
Onamia Township
Minnesota Deputy Registrar
Mille Lacs Messenger
Mille Lacs Acadamy
Mille Lacs Energy Cooperative
DirecTV
Dish Network
Exede Satellite Internet
Frontier Communications
GCS Printing
Lakedale Landscaping
Lakes Gas
Mille Lacs Band of Ojibwe
A Cut Above
Beaudry Propane
CenterPoint Energy
City of Onamia

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Thank You

Thank you for considering this Close - Converse opportunity

Close - Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

We are here to help

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

How to acquire this opportunity

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's representatives, we know the seller's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

Agency and you

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

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Agency Disclosure

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This is not a contract. This is an agency disclosure form only. If you desire representation you must enter into a written contract, according to state law (a listing contract or a buyer/tenant representation contract). Until such time as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive any representation from the broker or salesperson. The broker or salesperson will be acting as a facilitator (see paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

3. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options.**
4. **I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

5. **THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.**

6. **(Signature) (Date) (Signature) (Date)**

7. **I. Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel from the broker or salesperson.

8. **II. Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord, even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the Buyer/Tenant the fiduciary duties described on page two (2).⁽²⁾ The broker must disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or salesperson.

9. **III. Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This role limits the level of representation the broker and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other.⁽³⁾

10. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary duties described below.⁽²⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

11. **(Initial) (Initial) I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on page two (2)**

12. Page 2

13. **IV. Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of confidentiality to the party but owes no other duty to the party except those duties required by law or contained in a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's Broker (see paragraph III on page one (1)).

14. ⁽¹⁾ This disclosure is required by law in any transaction involving property occupied or intended to be occupied by one to four families as their residence.

15. ⁽²⁾ The fiduciary duties mentioned above are listed below and have the following meanings:

16. **Loyalty** - broker/salesperson will act only in client(s)' best interest.

17. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.

18. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge which might reasonably affect the client(s)' use and enjoyment of the property.

19. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific information (such as disclosure of material facts to Buyers).

20. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.

21. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

22. ⁽³⁾ If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to purchase/lease properties listed by the broker.

23. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained by contacting the local law enforcement offices in the community where the property is located, or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at www.corr.state.mn.us.

MN:AGCYDISC-2 (8/14)

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Office Location

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Agents

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