

FOR SALE



**NORTH STAR
COMMERCIAL**
REAL ESTATE ADVISORS

3 Land Lots - FOR SALE

2930 34th Ave W
Alexandria, MN 56308

Scott Naasz

612.819.8285

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www.expcommercial.com

MN #40922534

Property Details & Highlights

2930 34th Ave W, Alexandria, MN 56308

FOR SALE / PRICE NEGOTIABLE

Building Name	2930 34th Ave W, Alexandria, MN 56308
Property Type	Land
Property Subtype	Office
APN	63-3525-005
Building Size	0 SF
Lot Size	84.58 Acres
Year Built	2022
Number of Lots	3
Number of Buildings	0

Prime Commercial Land:

84.58 Acres with Highway 94 & County Road 46 Frontage – Alexandria, MN Incredible investment opportunity in a rapidly growing area!

This offering includes three separate commercial parcels totaling 84.58 acres, all boasting excellent visibility and high traffic exposure from Highway 94 and County Road 46 in Alexandria.

These parcels can be sold individually or together, providing flexibility for developers, investors, or businesses looking to customize their footprint. With easy access to major transportation routes, this location is ideal for a wide range of commercial uses—retail, hospitality, warehousing, industrial, or mixed-use development.

Lot A: 20.36 Acres Lot B: 6.95 Acres Lot C: 57.27 Acres



- 84.58 total acres (dividable)
- Strategic location off I-94 and County Road 46
- High visibility and traffic counts
- Level, usable land ready for development
- Price is negotiable – motivated seller!
- 3 Lot's

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Property Details

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FOR SALE

Sale Price	\$NEGOTIABLE
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LOCATION INFORMATION	
Building Name	2930 34th Ave W, Alexandria, MN 56308
Street Address	2930 34th Ave W
City, State, Zip	Alexandria, MN 56308
County	Douglas

BUILDING INFORMATION	
Building Size	0 SF
Year Built	2022
Number of Lots	3
Number of Buildings	0

PROPERTY INFORMATION	
Property Type	Land
Property Subtype	Office
Zoning	B1 General Business
Lot Size	84.22 Acres
APN #	63-3525-005
Lot Depth	0 ft

PARKING & TRANSPORTATION	
UTILITIES & AMENITIES	
Restrooms	0.0

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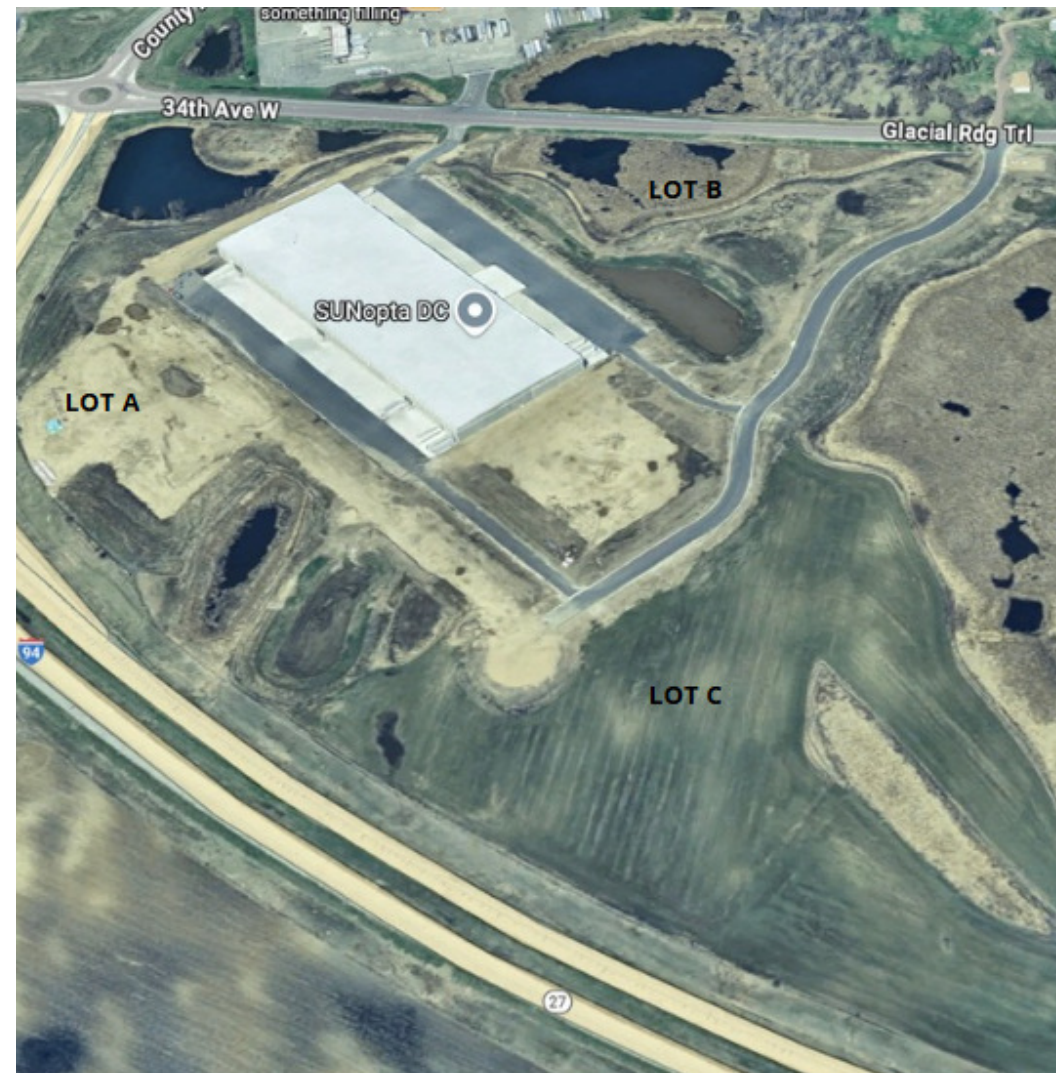
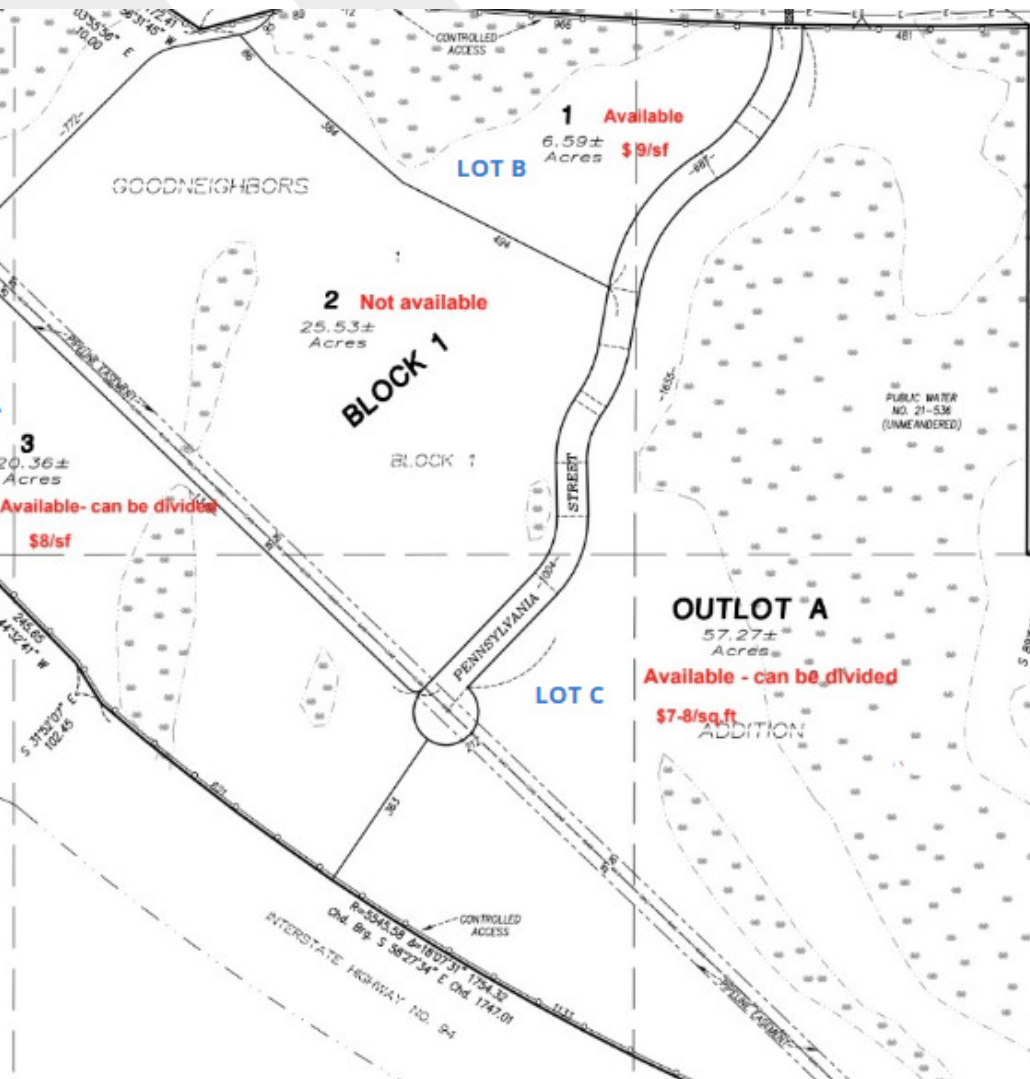
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Additional Photos

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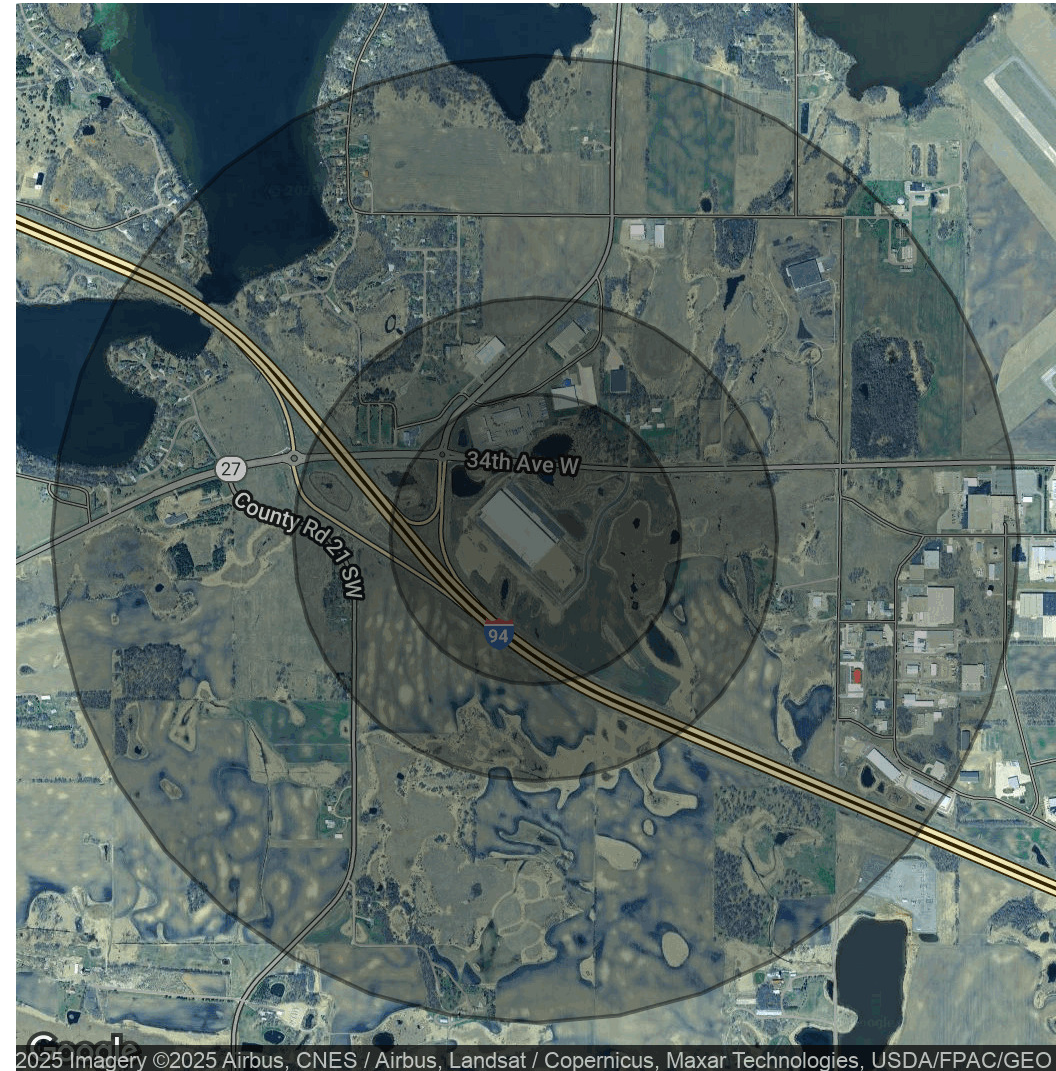
Demographics Map & Report

2930 34th Ave W, Alexandria, MN 56308

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3	20	203
Average Age	44	45	45
Average Age (Male)	44	45	45
Average Age (Female)	43	44	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	8	80
# of Persons per HH	3	2.5	2.5
Average HH Income	\$118,247	\$123,208	\$119,523
Average House Value	\$465,249	\$461,846	\$450,603

Demographics data derived from AlphaMap



2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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Aerial Map

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