

# BARNESVILLE COMMERCIAL LAND

HIGHWAY 34 & 9 INTERSECTION, BARNESVILLE, MN

**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

## LAND FOR SALE



Prime Commercial Land adjacent to Dollar General,  
New Liquor Store, Subway & More!

LOT SIZE: 66,528 SF +/-  
PRICE: \$192,931 | \$2.90 PSF

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## LOT SIZE

66,528 SF +/- | 1.53 Acres

## PRICE

\$192,931 | \$2.90 PSF

## LOCATION

Just off I-94 exit #22 near the intersection of MN Highways 9 & 34

## PARCEL NUMBER

50.241.0030

## 2023 TAXES/SPECIALS

\$9,300

## SPECIALS BALANCE

\$70,930.39 | \$1.07 PSF

## FLOODPLAIN

No

## ZONING

C-2 Commercial District

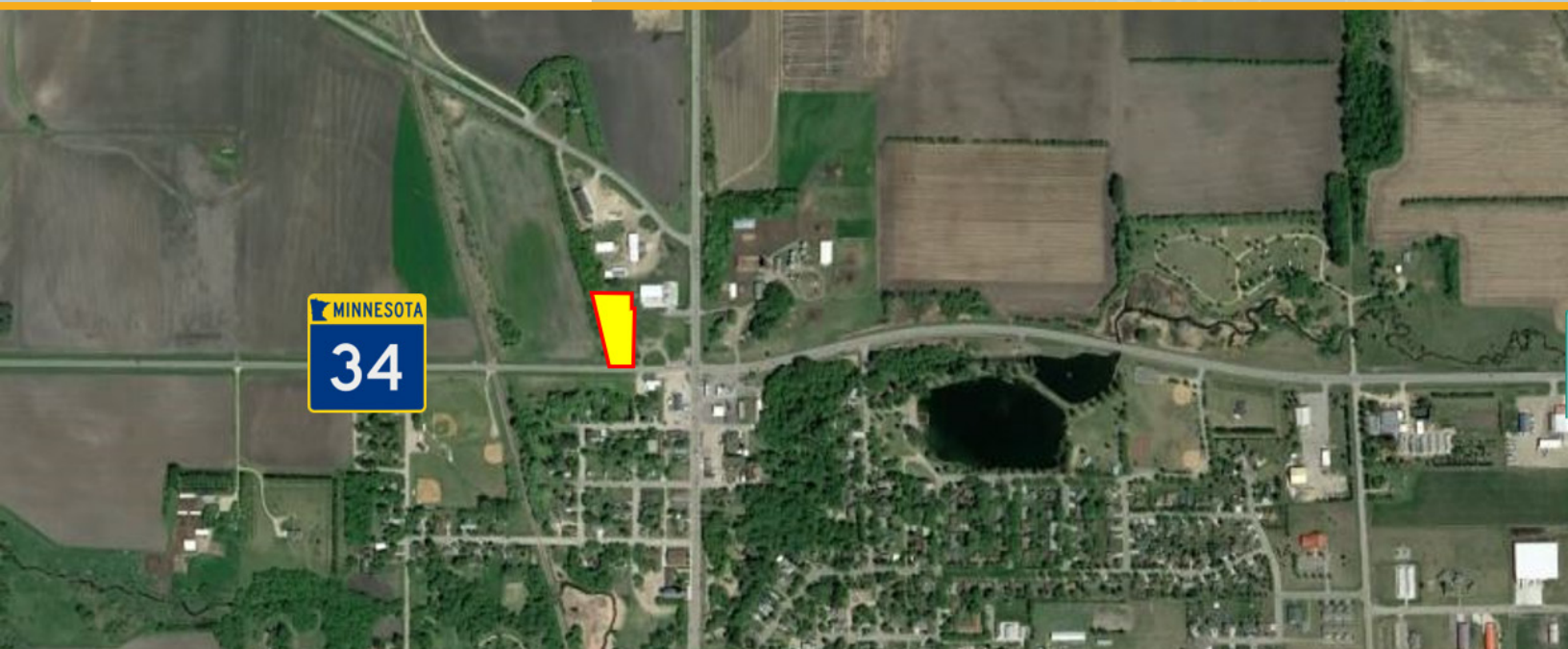
## PROPERTY DESCRIPTION:

Just off I-94 located near the crossroads of Highways 9 & 34 in Barnesville, MN, this excellent commercial land offers superior visibility and accessibility for a number of potential uses! With existing businesses such as Dollar General, Subway, Dairy Queen City Liquor Store and two gas stations nearby, this land will also soon neighbor a new winery and more! Potential uses range from retail to office to multi-family to mixed-use! This shovel ready site has storm water retention already serving the land with utilities immediately available. Multiple city incentives for development may be available including a revolving loan fund and potential TIFF opportunities. Access to the 66k+ SF parcel will be available both to the south and east. Do not miss the opportunity to own and develop this great parcel of land in a booming commercial district of Barnesville!

## Features:

- Excellent location just off I-94 and MN Highways 34 & 9
- Strong access & visibility
- Potential for retail, office, multi-family or mixed-use
- Neighbor to Dollar General, Subway, new liquor store & more
- Multiple incentive opportunities
- Growing, thriving community

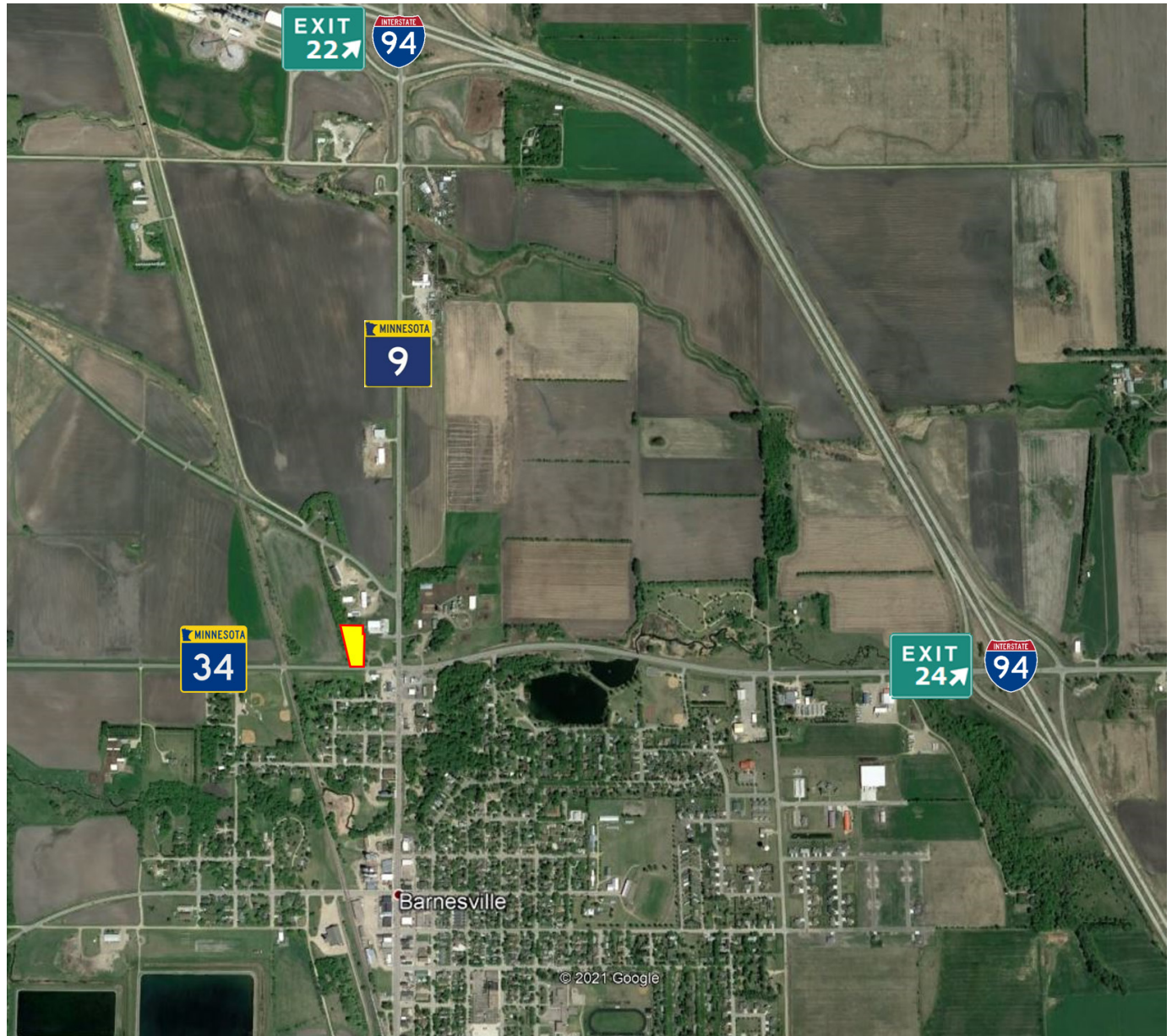
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REFERENCE MAP



## Neighboring Businesses:

- Dollar General
- New Liquor Store
- Subway
- Dairy Queen Grill & Chill
- Tesoro & Cenex gas stations
- Anytime Fitness
- Nordic Oaks Vineyard & Winery

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PARCEL VIEW

