

FOR SALE

Hwy 169 Land in Garrison, MN



OFFERING SUMMARY:

Highway 169 Land in, Garrison MN

Sale Price: \$150,000.00

Total Available: 2.4AC

County: Crow Wing

Zoning: Waterfront Commercial

Traffic count: 7,093 Vehicles Per Day (2022)

Outline:

Available for sale is 2.4 acres of prime development land in the Highway corridor along Mille Lacs Lake. Highway 169 has over 7,000 vehicles traveling on it daily.

- Highway visibility to over 7,000 vehicles per day
- Site allows for storage, resort, and several other uses
- Currently has a billboard that has produced income
- Wide variety of uses allowed, check county ordinances.
- Taxes: \$978 (2024)

Parcel
REAL ESTATE

City
Garrison, MN

Information

Excellent development
site available with
Highway 169 Visibility
& Access

CONTACT:

Tanner Nordlund

taner@parcel.properties
320-828-0395
parcel.properties

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Parcel
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Allowed uses:

B. Residential and Related Uses	SD	AGF	UG	RR 1	RR 2.5	RR 5, 10	SS	C	WC	C-I	AP
Single-family dwelling (one per parcel)	P	P	P	P	P	P	P	P	P	CU	
Two-family (Duplex) attached dwelling (one per parcel) when parcel width and size meet the minimum requirements of the relevant zoning district.	P/ CU* **	P	P	P	P	P	P	P	P	CU	
Three-family (Triplex) attached dwelling (one per parcel) when parcel width and size meet the minimum requirements of the relevant zoning district.	P/ CU* **	CU	CU	CU	CU	CU		CU	CU		
Four-family (Quad) attached dwelling (one per parcel) when parcel width and size meet the minimum requirements of the relevant zoning district.		CU	CU	CU	CU	CU		CU	CU		
Multi-family dwelling (more than 4 dwelling units)	CU	CU	CU	CU	CU	CU		CU	CU		
Guest Cottage/Quarters	P	P	P	P	P	P	P	P	P		

E. Commercial and Industrial Uses	SD	AGF	UG	RR 1	RR 2.5	RR 5, 10	SS	C	WC	C-I	AP
Airport: Hangar											P
Airport: Public											P
Airport: Private		CU									P
Adult uses		CU									
Amusement Park			CU					CU			
Animal Breeding and/or boarding Facility	CU	CU		CU	CU	CU		CU			
Extractive use, mining, gravel pit, aggregate		I			IU	IU				IU	IU
Cannabis Cultivation (Commercial)								IU	IU		
Cannabis Manufacturer								IU			
Cannabis Retail								IU	IU		IU
Cannabis Wholesale								IU	IU		
Commercial Storage Facilities	CU	CU	CU	CU	CU	CU		CU	CU	CU	

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*More detailed info available online

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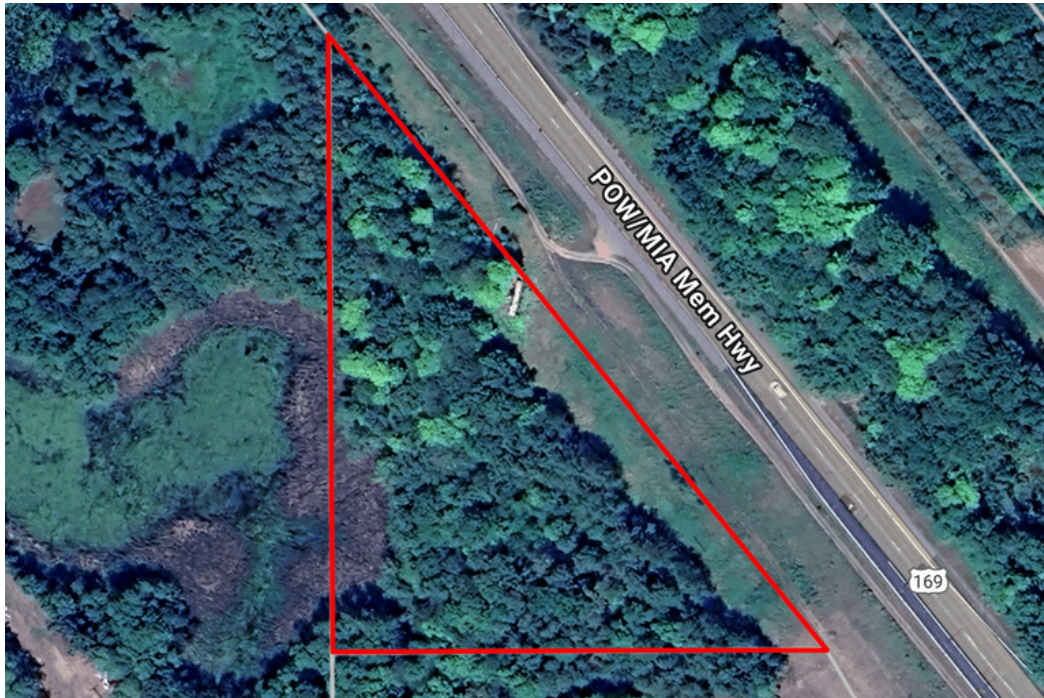
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Renderings & Photos:



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