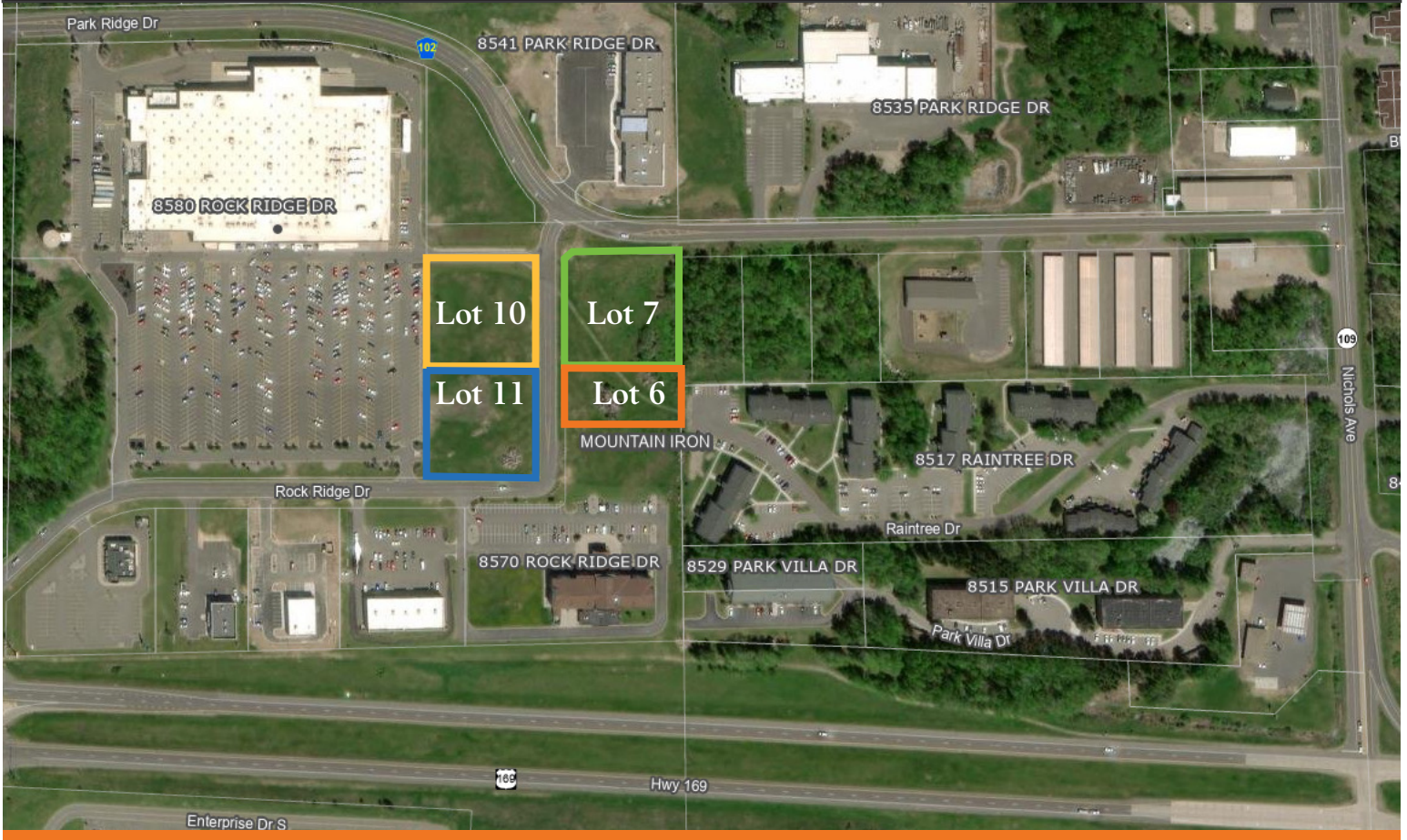


FOR SALE | LAND

Mountain Iron, Minnesota

Mountain Iron Development Land



Nestled in St. Louis County, Minnesota, the City of Mountain Iron proudly holds the title of The Taconite Capital of the World. Our Commercial District offers a diverse range of opportunities, with prime land conveniently located just off Highway 169. This area is fully prepared for development, complete with city utilities, ensuring a seamless transition for your business needs.

Property Features

The land is surveyed into four lots:

- ◇ Lots 6 and 7 combine for a total of 2.14 acres and must be sold together - \$823,900
- ◇ Lot 10 is 1.09 acres - \$361,900
- ◇ Lot 11 is 1.31 acres - \$434,500
- Tax Increment Financing is available
- Level land
- City utilities available include water, sewer, electric, natural gas and underground cable.

Contact


TONY ROSSATO
Brokerage Services

 651.621.2507
 tony@terracegroupllc.com

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Partner

 651.621.2550
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BEN BRUNO
Brokerage Services

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Full Property Information at:
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Mountain Iron, Minnesota
Mountain Iron Development Land



Nearby Attractions

Schools (within 1/4 miles)

- East Range Academy-Technology
- Merritt Elementary
- Mountain Iron-Buhl High School

Historic Olcott Park - Downtown Virginia, Minnesota

- Historic Fountain
- Greenhouse & Botanical Garden
- Virginia Area Historical Society's Heritage Museum

Active Mine Company Tours

- US Steel / Minntac (Mountain Iron)
- Hibbing Taconite Tours (Hibbing)

Mesabi Bicycle Trial

- Grand Rapids to Ely, Minnesota
- 132 miles
- Virginia Area Historical Society's Heritage Museum

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Lots 6 and 7

- Combine for a total area of 2.14 acres (93,218.40 square feet)
- Must be sold together
- Ideally set up for multi-unit apartments or hotel - many allowed uses within the commercial district
- No Walmart restrictions
- Located by many amenities and borders the city of Virginia
- Shovel ready with city utilities available
- Right off of Highway 169
- Tax Increment Financing available
- Asking price is \$823,900

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FOR SALE | LAND

Mountain Iron, Minnesota

Mountain Iron Development Land



Lot 10

- Lot 10 - 1.09 acres
- Located by many amenities and borders the city of Virginia
- Shovel ready with city utilities available
- Right off of Highway 169
- Tax Increment Financing available
- Asking price is \$361,900

Lot 11

- Lot 11 - 1.31 acres
- Located by many amenities and borders the city of Virginia
- Shovel ready with city utilities available
- Right off of Highway 169
- Tax Increment Financing available
- Asking price is \$434,500

*Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness.
Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.*

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