



COMMERCIAL REALTY SOLUTIONS

For Sale
Industrial
Land



Highway 10

1.65 Acres

197th Ave NW

BIG LAKE

Industrial Land

Sales Price: \$255,000.00

1.65 Acres

16585 197th Ave NW, Big Lake, MN 55309

Joseph Elam, Broker
320.282.8410
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PROPERTY LOCATION

- * Highway 10 Visibility
- * Easy Access
- * Businesses in the Area:
Vitta's Mexican Bar & Grill, Thirsty Bison,
Vision of Big Lake, Nord Excavating,
America's Best Value Inn and more.

TRAFFIC COUNTS - 2025

* Highway 10 - 18,884 VPD



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PROPERTY OVERVIEW

16585 197th Ave NW, Big Lake, MN

Sales Price

\$255,000.00

Lot Size 1.65 Acres

County Sherburne

PID 65-00607-0110

2026 Taxes \$1,700.00

Zoned I-3 Industrial

Other Flat Site, Corner Lot, Sandy Soils,
Flexible Zoning,
1 to 7 Outdoor Storage Ratio

PERMITTED USES

Section	Use Category	Subdivisio	Use
1062.02	Permitted Uses		1 Automobile repair, major and minor
1062.02	Permitted Uses		2 Animal hospital, clinic
1062.02	Permitted Uses		3 Armory, Conference Center
1062.02	Permitted Uses		4 Auction facility
1062.02	Permitted Uses		5 Breweries
1062.02	Permitted Uses		7 Contractor's operation
1062.02	Permitted Uses		8 Essential services
1062.02	Permitted Uses		9 Firearm range, indoors
1062.02	Permitted Uses		10 Glass manufacturing, compounding, assembly, treatment or storage
1062.02	Permitted Uses		11 Jewelry Manufacturing
1062.02	Permitted Uses		12 Kennels, commercial (indoors)
1062.02	Permitted Uses		13 Laboratories
1062.02	Permitted Uses		14 Machine shop
1062.02	Permitted Uses		15 Manufacturing or assembly of a wide variety of products
1062.02	Permitted Uses		16 Manufacturing, compounding, assembly, packaging, treatment, or storage of specified products/materials
1062.02	Permitted Uses		17 Mill working
1062.02	Permitted Uses		18 Offices related to other allowed uses
1062.02	Permitted Uses		19 Office, business
1062.02	Permitted Uses		20 Office/warehouse
1062.02	Permitted Uses		21 Optical Manufacturing
1062.02	Permitted Uses		22 Personal wireless service towers and antennas
1062.02	Permitted Uses		23 Printing Establishment
1062.02	Permitted Uses		24 Processing, fabricating, or providing a service
1062.02	Permitted Uses		25 Public buildings
1062.02	Permitted Uses		26 Radio and television stations
1062.02	Permitted Uses		27 Recreation, Public
1062.02	Permitted Uses		28 Sexually Oriented Use-Principal
1062.02	Permitted Uses		29 Trade or business school, private
1062.02	Permitted Uses		30 Truck or freight terminal
1062.02	Permitted Uses		31 Warehousing and indoor storage
1062.02	Permitted Uses		32 Wholesale showrooms

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