

Property Details

CONTROL: Exclusive VALUE: \$90,095
LOAN: \$0
EQUITY: \$90,095

TITLE: U.S. Route 59, Pelican Rapids, MN
TYPE: Land
HAVE: High visibility infill site .43 acres Commercial redevelopment lot in heart of city ready for mixed-use, local foot traffic, ideal for retail, office, services paired with modern apartments or condos above. \$4.81 p/sq.ft.

WEBSITE URL: www.iagcommercial.com
ADDRESS: U.S. Route 59, Pelican Rapids, Minnesota
BENEFITS TO NEW OWNER: High visibility, walkable, in downtown, tourism and manufacturing community. Own a commercial lot then redevelop into mixed-use. City support.

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$0
DEBT SERVICE: \$0
CASH FLOW: \$0
CAP RATE: 0.00%

BENEFITS SOUGHT: Sell for redevelopment opportunity in downtown area of tourism and manufacturing to provide jobs, services, housing.

MOTIVATION: City tired of looking at vacant lot. Wants an investor/developer to redevelop into modern mixed-use. Make an offer. Present your proposal.

CAN ADD: City supportive of this redevelopment. Negotiable, make an offer and give us your ideas/vision for the site.

REMARKS: This is prime for housing and retail. This area has many lakes and is a popular tourist area in the summer with a stable turkey manufacturing plant and self-sustaining community. Close to Fargo, ND.

OWNER:

COUNSELOR: Brian Beeman Phone: 3208088164
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