# Property Details

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

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| 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. |

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| 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% |

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| 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:


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| COUNSELOR: | Brian Beeman<br>12600 Whitewater Drive, Suite 100<br>Minnetonka, Minnesota, 55343 | Phone: 3208088164<br>Cell: 320-333-8782<br>Email: support@bizfund10x.com |