

FOR SALE

Good Neighbors First Addition
2930 34TH AVE W,
ALEXANDRIA, MN 56308,



NORTH STAR
COMMERCIAL
REAL ESTATE ADVISORS



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EXECUTIVE SUMMARY

SALE PRICE
NEGOTIABLE

PID

Lot A

20.36 Acres: 63-3525-011

Lot B

6.95 Acres: 63-3525-000

Lot C

57.27 Acres: 63-3525-015

CAM & TAX
TBD

COUNTY
DOUGLAS

ABOUT THE PROPERTY

Prime Commercial Land:

84.22 Acres with Highway 94 & County Road 46 Frontage – Alexandria, MN

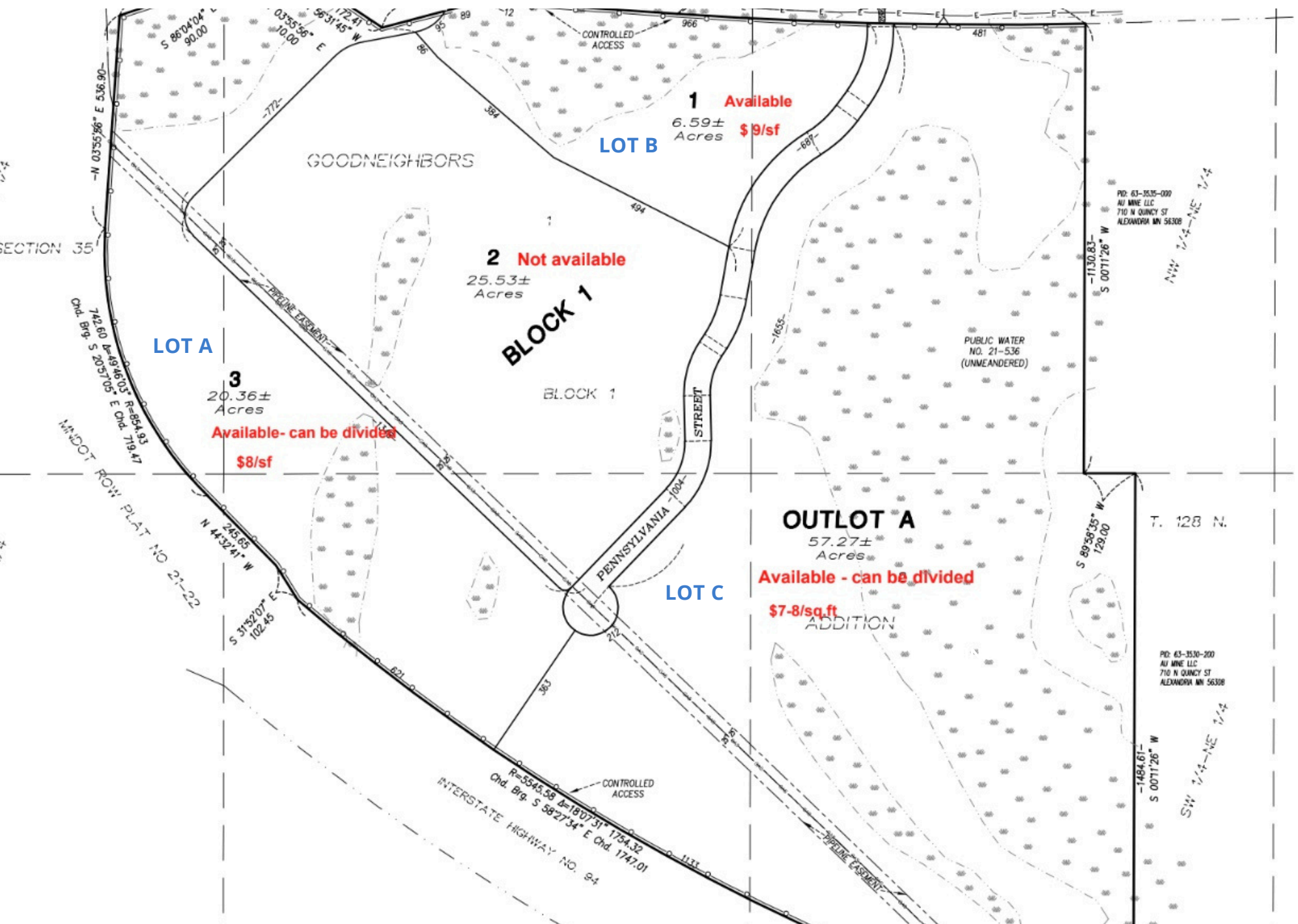
Incredible investment opportunity in a rapidly growing area! This offering includes three separate commercial parcels totaling 84.22 acres, all boasting excellent visibility and high traffic exposure from Highway 94 and County Road 46 in Alexandria.

These parcels can be sold individually or together, providing flexibility for developers, investors, or businesses looking to customize their footprint. With easy access to major transportation routes, this location is ideal for a wide range of commercial uses—retail, hospitality, warehousing, industrial, or mixed-use development.

PROPERTY HIGHLIGHTS

- 84.22 total acres (dividable)
- Strategic location off I-94 and County Road 46
- High visibility and traffic counts
- Level, usable land ready for development
- Price is negotiable – motivated seller!





PHOTO



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