

PRIME FRONTAGE FOR SALE

2785 Highway 371, Pine River, MN 56474



Property Highlights

- 1.5 Acres / 335 Ft of Highway 371 Frontage
- Newer Construction
- Features Office, Shop / Warehouse Configuration
- 1180 SF Office / Shop - 360 SF Garage
- Upscale Recreational Market / Demand
- Located on The Paul Bunyan Trail with access to the Pine River, a designated canoe route!
- Excellent Visibility / Access to Hwy 371

••• OFFERING PRICE: \$289,000 •••

PLEASE
CONTACT



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Commercial Agent

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www.denalicompanies.com

DENALI COMPANIES, 13954 Cypress Drive, Baxter, MN 56425

The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Denali Companies guarantee the accuracy of such information.

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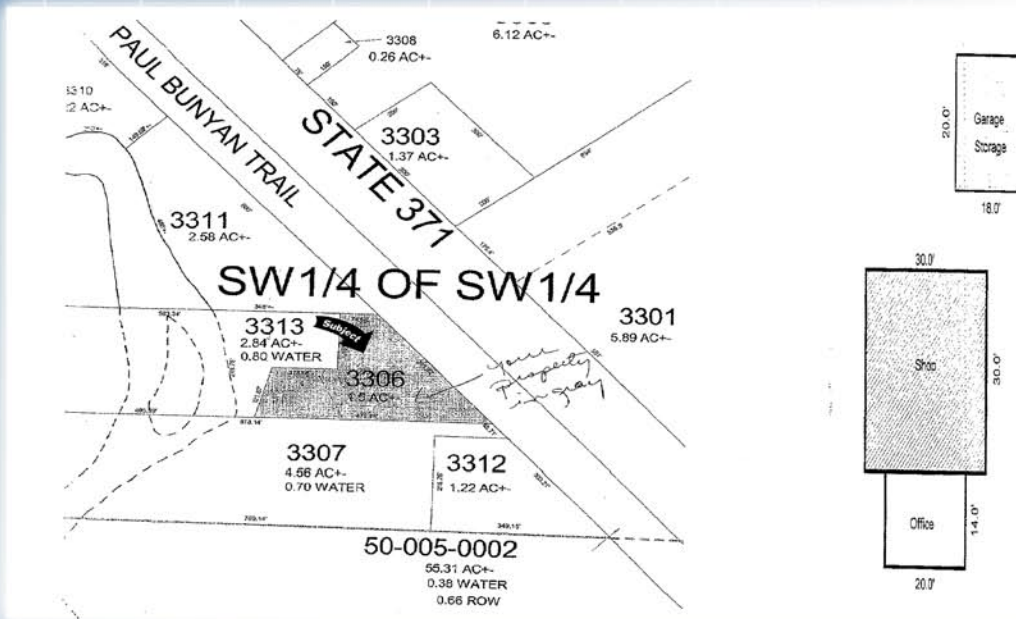
Hwy 371 View



View of Back Side of Property



Office View



A recent update to the Baxter City Comprehensive Plan has determined The Brainerd Lakes Area is a regional commercial destination for nearly 100,000 year round residents and as many as 150,000 visitors or part-time residents for a total seasonal population of approximately 250,000 people. Baxter is the downtown for the lakes region.

A regional study referenced by the *Brainerd Daily Dispatch* on July 7, 2007 states; **“the Brainerd Lakes Area is forecasted to double its population by 2030”**.



office **218.824.5000** | toll free **877.557.1031**

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