

Corner Commercial Frontage Highway 371 & CR 77 Sportland Corners Nisswa, MN

6.5 +/- Acres of Property

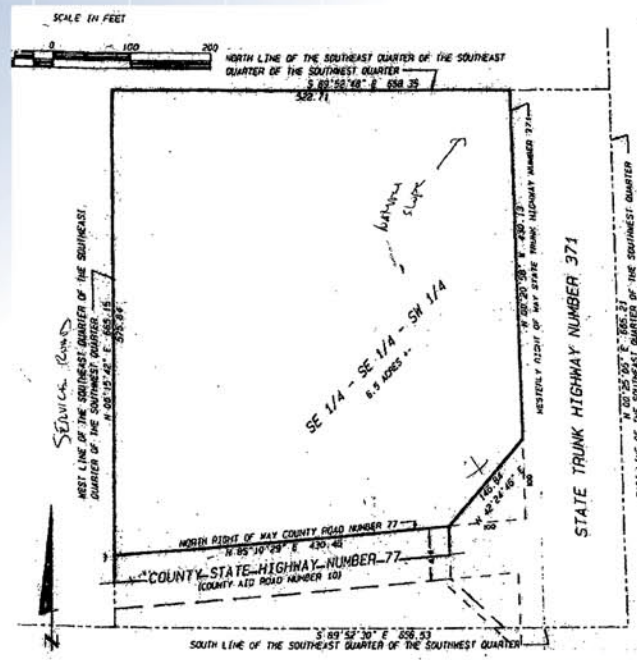
Zoned (HB) Highway Business

Located at the last vacant
corner of Hwy 371 & CR 77
in Nisswa.

Level wooded lot, all dry

\$3.99 per square foot

Offered at \$1,130,000



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”.



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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.