

MAIN AVENUE COMMERCIAL LAND

1301/1351/1409 MAIN AVE SE, MOORHEAD, MN



Excellent Commercial/Industrial Land on Main Ave near I-94



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PROPERTY OVERVIEW:

Excellent commercial & industrial land available for sale just one mile north of I-94 and directly on Main Avenue. This land offers superior visibility and accessibility for a number of commercial or industrial users! Multiple lots are available for sale with flexible sizes to accommodate your specific needs (the proposed plat shown here is not yet finalized). Lots could range from 40k to 440k+ SF. Strong access available off Main Ave and 16th Ave S. Lot prices include clearing of structures and land for new development, along with access to new retention pond adjacent to the property (NO onsite retention will be required). 16,000 SF shop/warehouse on the property is also for sale separately (inquire with listing agents for details).

Location:

One mile north of I-94 on Main Ave SE, Moorhead, MN

Lot Sizes:

40,000 - 514,144 SF
.9 - 11.8 Acres

Lot Prices:

\$3.75 - \$6.50 PSF

Certified Specials:

~\$.07 PSF

Pending Specials:

TBD (for retention pond)

Floodplain:

No

Zoning:

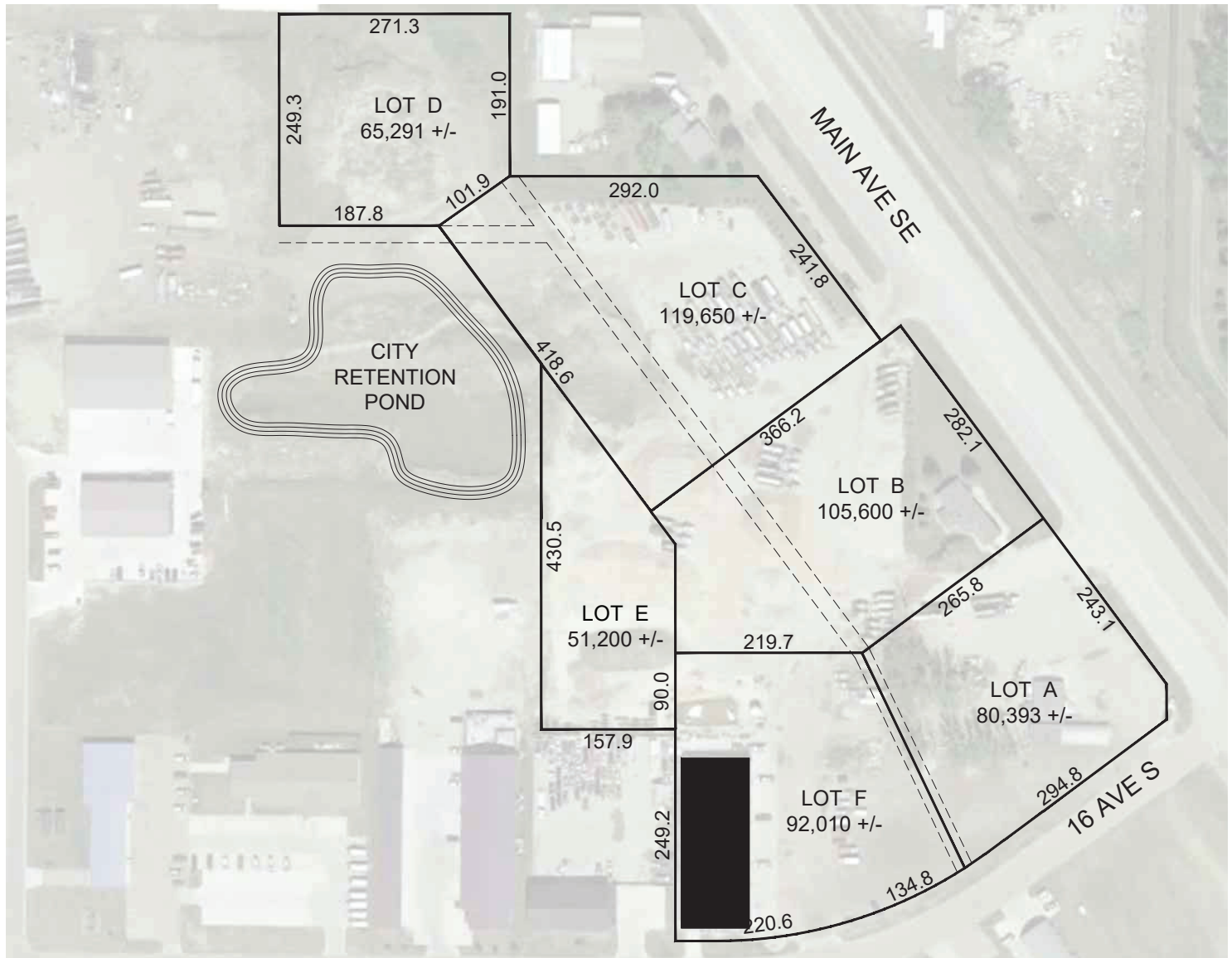
Mix of Community
Commercial
& Light Industrial



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

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Proposed Parcel Plat – Not yet finalized/recorded – changes still possible



Lot	Address	Proposed Size (SF acres)	Price
A	Not yet assigned	80,393 SF 1.85 ac	\$522,555 (\$6.50 PSF)
B	Not yet assigned	105,600 SF 2.42 ac	\$660,000 (\$6.25 PSF)
C	Not yet assigned	119,650 SF 2.75 ac	\$747,813 (\$6.25 PSF)
D	Not yet assigned	65,291 SF 1.50 ac	\$244,841 (\$3.75 PSF)
E	Not yet assigned	51,200 SF 1.18 ac	\$192,000 (\$3.75 PSF)
F	2660 16th Ave S	16k SF Building on 92,010 SF lot	\$1,400,000*

* Details about the building and land for sale at 2660 16th Ave S can be requested from the listing agents.