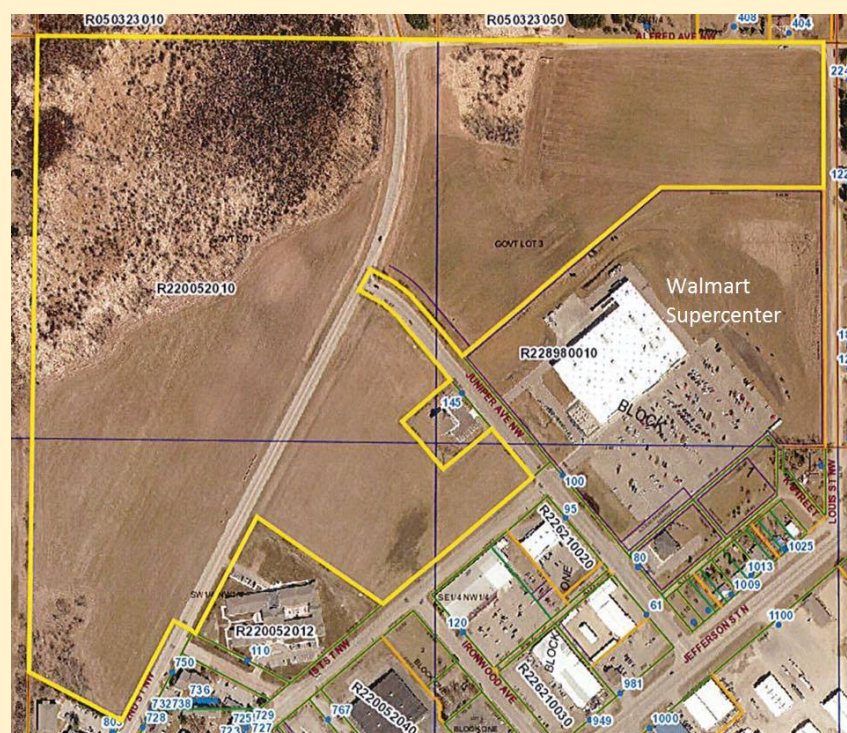
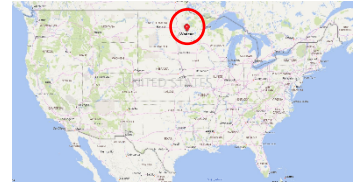


Commercial & Residential Development Property

Parcel # 22005201 – Wadena, Minnesota USA

Excellent site. Level and ready for development.
Multiple road access options.



PROPERTY TYPE Land, vacant

TOTAL LOT SIZE 79.18 acres m/l
with split options negotiable

ZONING Currently the parcel west of State Highway 20 is zoned residential; the two sections E of State Highway 20 is zoned commercial.

Traffic count data available on the [MN DOT Traffic Mapping Application](#)

PRICE \$2,380,000 (less than \$1.00 per square foot!)

REPRESENTED BY OWNER

Contact Pamela Becker
Phone: +1 (417) 277-5626 or
email pbecker@socket.net

PROPOSED USE Commercial, industrial, or residential development. Ideal for investment, retail, medical offices, retail businesses, technology and education centers, housing, subsidized single-family residences, motels.

DESCRIPTION Prime development real estate property within the city limits of Wadena, Wadena County seat.

PROPERTY DETAILS This ideal development property is located in the north-central part of the City of Wadena. It is an excellent site, level and ready for development with numerous road access options. Property is priced in entirety; division of property is negotiable.

FEATURES Property is adjacent to or within ¼ mile or less to a thriving Walmart Supercenter, within blocks of current and expanding Tri-County Medical Center offices, adjacent to or close to two dental offices, a 20-unit assistive living center with proposed expansion, and is across the road from two separate low-income housing apartment buildings. It is in close proximity to a multi-million dollar City-owned Wellness Center, community college, grocery and discount stores, motels, the Wadena Historical Society, specialty microbrewery, bakeries and cafés.

ADDITIONAL FEATURES INCLUDE Economic development services, active Wadena Chamber of Commerce, Wadena Armory - Minnesota National Guard, year-round activities, in- and out-door attractions. It is known as the city of 100+ murals, which visually depict Wadena's long history pre- and post-settlements. Wadena is located as a crossroads to all points – north to the Lakes region, northwest to Fargo, ND, northeast to Camp Ripley, and southeast to the Twin Cities.