



MLS 6093551 Commercial

**\$595,000**

3062 State Highway 84  
Longville MN 56655

Status: Active

**Description:**

Be your own boss while enjoying up-north living at its best. Mule lake store has been a local icon and place of gathering for 68 years. Conveniently located on State Highway 84, customers from surrounding lakes use the Mule Lake store as their "go-to."

A newly added covered deck is a great place to enjoy pizza, fresh coffee, ice cream or a soda. The store includes sporting goods, bait and tackle, gasoline, groceries and an ATM.

Attached to the store is a 2 bedroom home that includes a wood-burning fireplace. Enjoy the many beautiful lakes of Cass County while owning not only your own business but a piece of history.

**Additional Details:**

Year Built	1980
Lot Acres	2.54
Lot Dimensions	530x528x396
Garage Stalls	2
School District	118
Taxes	\$2,328
Taxes with Assessments	\$2,394
Tax Year	2021

**Additional Features:**

**Basement:** Full, Partially Finished, Block **Fuel:** Oil **Garage:** 2 **Heat:** Forced Air, Fireplace(s) **Sewer:** Private Sewer, Mound Septic, Tank with Drainage Field **Water:** Well, Private, Submersible - 4 Inch, Drilled **Air Conditioning:** Central Air

**Driving Directions:**

From Longville - South on State Hwy 84 to property on left.



Listed By:  
Heartland Real Estate

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



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