



MLS 6191133 Commercial Sale

**\$134,900**

**Description:**

\*\*\*Zoning has recently changed on this building.\*\*\* This well-maintained 1900 sq ft building located in charming Menahga, MN now contains two residential rental units (previously the front unit was zoned commercial). The front unit features 1230 sq ft of space with 1-bed apartment, while the rear unit offers 615 sq ft, 1-bed apartment.

The front unit needs a little work to modify to a 2-bedroom apartment and you could also easily make it handicapped accessible. Located next to Cenex but extremely well-insulated for peace and quiet. The building boasts a maintenance-free metal exterior, 3 parking spots in the rear, plus street parking in front. The front unit's recent updates include a new furnace, new central A/C unit, vinyl plank flooring and updated full bathroom. The rear 1-bedroom apartment offers a refinished hardwood floor, ¾ bath, spacious kitchen/living/dining, and a den.

Ideal place for rental units located right in downtown Menahga near all the city's amenities. The front unit uses natural gas for heating and the rear unit uses electric baseboards. A fantastic investment opportunity! Call for a showing today!

**Additional Details:**

Year Built	1960
Lot Acres	0.07
Lot Dimensions	24x125
School District	821
Taxes	\$1,314
Taxes with Assessments	\$1,826
Tax Year	2024

**Additional Features:**

**Fuel:** Electric, Natural Gas **Heat:** Baseboard, Forced Air

**Driving Directions:**

From Hwys 71/34 in Park Rapids, go S on Hwy 71 to Menahga 12.2 miles, turn left onto Main St NE and property is on the left next to the Cenex Gas Station. Turn left into the alley, parking is at rear of building.



Listed By:  
Coldwell Banker Crown Realtors

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**Call Affinity Real Estate**

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REAL ESTATE INC

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