



MLS 6317045 Commercial Sale

**\$439,000**

**Description:**

Potential Galore! Large corner parcel on State 200. Deeded Kabekona River access via harbor. Property totals 2.93 acres. Some of it wooded and lovely, others of it open and clear. Small apartment in back is rented. Huge quonset/garage! Short walk to the Paul Bunyan Trail! Perfect for the next RV park. Potential to have 17-18 sites without removing current buildings. May be commercial or residential use. 1709 Daily Traffic count 2021 (mndot). Property would be a great coffee shop, cafe, or retail gift shop! Formally - Lindy's Hardware.

**Additional Details:**

Year Built	1978
Lot Dimensions	315x415x296x408
Garage Stalls	4
School District	113
Taxes	\$2,110
Taxes with Assessments	\$2,110
Tax Year	2022

**Additional Features:**

**Fuel:** Propane **Garage:** 4 **Heat:** Forced Air **Sewer:** Private Sewer **Water:** Private, Well

**Driving Directions:**

Hwy 371, East on 200 (left if coming from Walker)  
10 minutes to walker



Listed By:  
Headwaters Realty Services

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**info@affinityrealestate.com**



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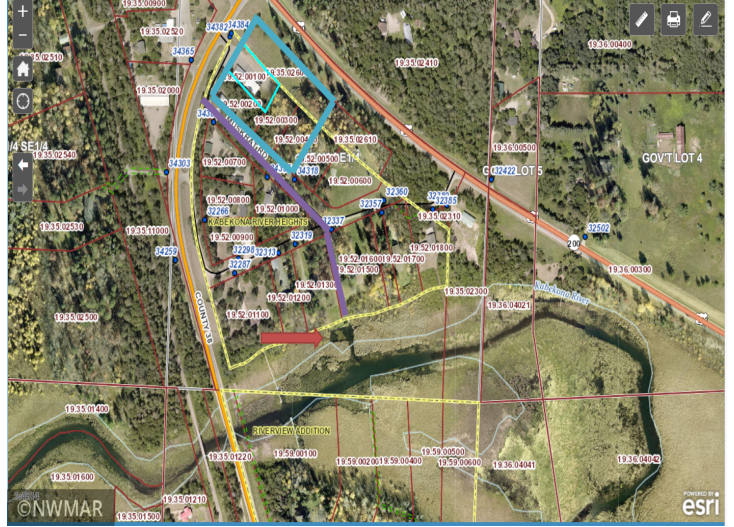
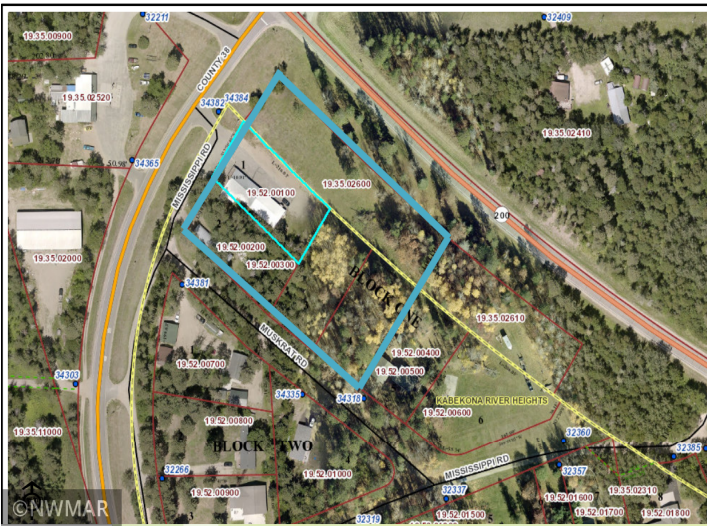


website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377



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