



MLS 6511357 Commercial Sale

**\$440,000**



**Description:**

Seller offering \$10,000 credit towards buyer's closing costs. Great Commercial Investment Opportunity! Over 8,000 SF of commercial space built in 1996 in downtown Frazee, MN! Current Rental income with plenty of value add. 2,000 SF unfinished that would make a great indoor self storage/heated area. Energy efficient and durable with little to no maintenance. Newer natural gas / forced air furnace.

**Additional Details:**

Year Built	1996
Lot Acres	0.25
Lot Dimensions	140x77
School District	23
Taxes	\$2,122
Taxes with Assessments	\$2,122
Tax Year	2023

**Additional Features:**

**Basement:** Slab **Fuel:** Natural Gas **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

Main Ave past Ketter's Meat market to Old Frazee Bowling Alley



Listed By:  
The Real Estate Company of Detroit Lakes

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.



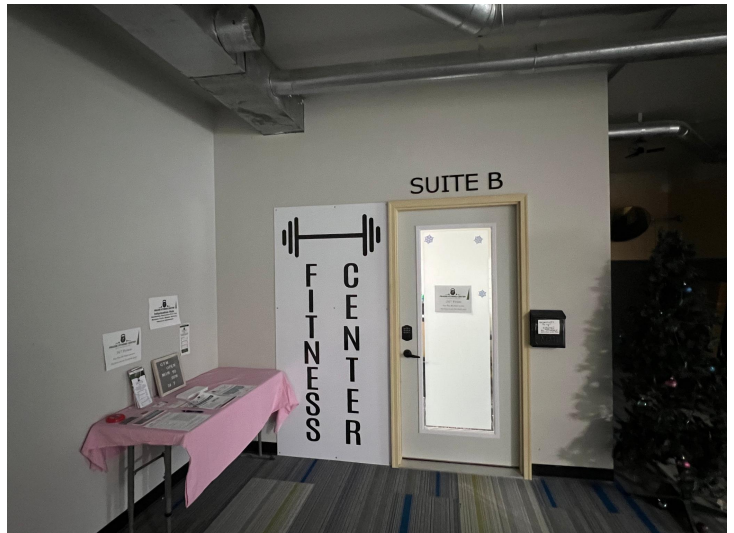
Call Affinity Real Estate

**218-237-3333**

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



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



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

**Affinity**  
REAL ESTATE INC

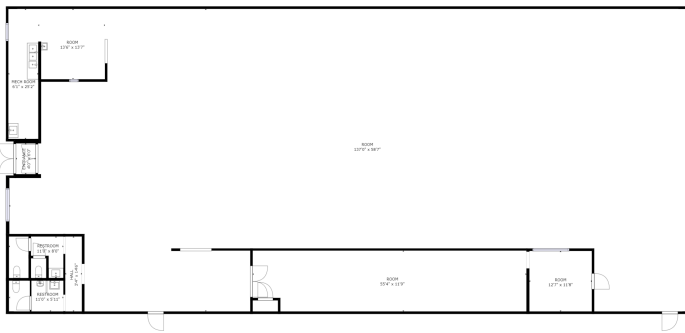
**\$440,000**  
MLS 6511357 Commercial  
Sale  
106 Main Avenue  
Frazee MN 56544



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

**Affinity**  
REAL ESTATE INC

**\$440,000**  
MLS 6511357 Commercial  
Sale  
106 Main Avenue  
Frazee MN 56544



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 8017 SQ. FT.  
 TOTAL: 8017 SQ. FT.

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

**Matterport**

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



**\$440,000**  
 MLS 6511357 Commercial  
 Sale  
 106 Main Avenue  
 Frazee MN 56544