



MLS 6514758 Land

**\$16,900**

0.12 Square Feet  
Site Plan Approved

37577 470th St #01  
Frazee MN 56544

Status: Active

**Description:**

Unlock Your Storage Potential in the Heart of Lake Country! Join a vibrant Common Interest Community, with 25 meticulously planned lots begging to be developed. This vacant lot, nestled between Vergas, Frazee, and Perham, offers a perfect canvas for you to build your dream storage solution! Spanning 56x86, the plot is meticulously designed to accommodate a spacious 36x56 storage unit, perfectly tailored for housing your beloved Lake Toys. With a durable pole barn steel exterior and polished concrete floors, your storage condo will blend functionality with aesthetic appeal. Don't miss out on this prime opportunity – build your tailored storage solution in a location that combines natural beauty with practicality!

**Additional Details:**

Lot Acres	0.12
Lot Dimensions	66x86x56x81
School District	549
Taxes	\$280
Taxes with Assessments	\$280
Tax Year	2024

**Additional Features:**

**Driving Directions:**

Perham, MN, 56573 Head west on 3rd St NW toward Luce Ave Road name changes to Neva St Road name changes to 6th Ave SW Turn right onto W Main St / County Hwy-80 Turn left onto MN-228 / County Highway 60 Turn left onto County Highway 36 / County Hwy-36 Turn left onto 470th St Arrive at 470th Street.



Listed By:  
Jack Chivers Realty

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**

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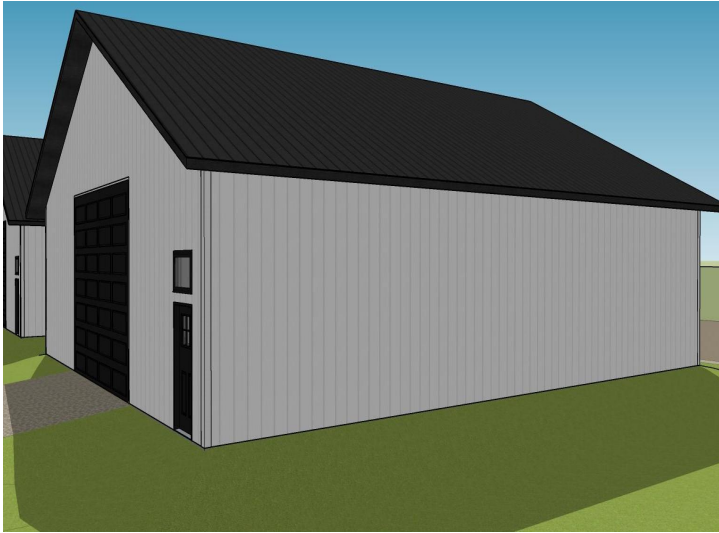
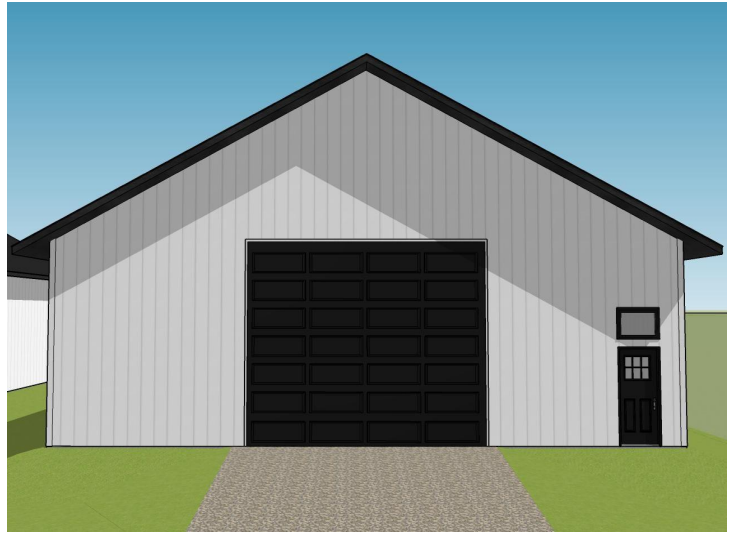
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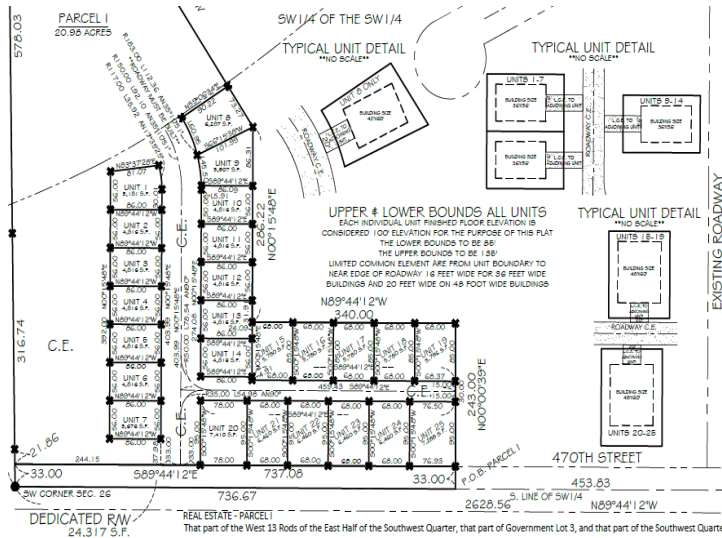


# STORAGE UNIT LOTS FOR SALE

UNIT 1 36X56	UNIT 2 36X56	UNIT 3 36X56	UNIT 4 36X56	UNIT 5 36X56	UNIT 6 36X56	UNIT 7 36X56	UNIT 8 36X56	UNIT 9 36X56	UNIT 10 36X56	UNIT 11 36X56	UNIT 12 36X56	UNIT 13 36X56	UNIT 14 36X56	UNIT 15 48X60	UNIT 16 48X60	UNIT 17 48X60	UNIT 18 48X60	UNIT 19 48X60	UNIT 20 48X60	UNIT 21 48X60	UNIT 22 48X60	UNIT 23 48X60	UNIT 24 48X60	UNIT 25 48X60
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**36' X 56'**  
**\$16,900**

**48' X 60'**  
**\$18,900**



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