



MLS 6514776 Land

**\$18,900**

0.13 Square Feet  
Site Plan Approved

37577 470th St #17  
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. Spanning 68x85, this parcel is the perfect canvas for you to designed & construct a generous 48x60 storage unit. With 2,880 SqFt, there will be ample room for housing your beloved Lake Toys . Whether it's boats, snowmobiles, 4-wheelers, or campers, this prime location offers the ideal setting for safeguarding it all with ease and convenience. 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              | 0.13    |
| Lot Dimensions         | 68 x 85 |
| 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

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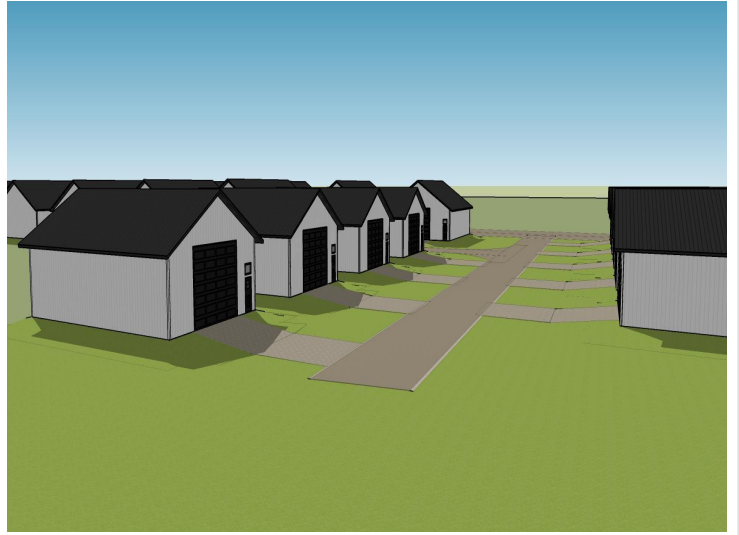
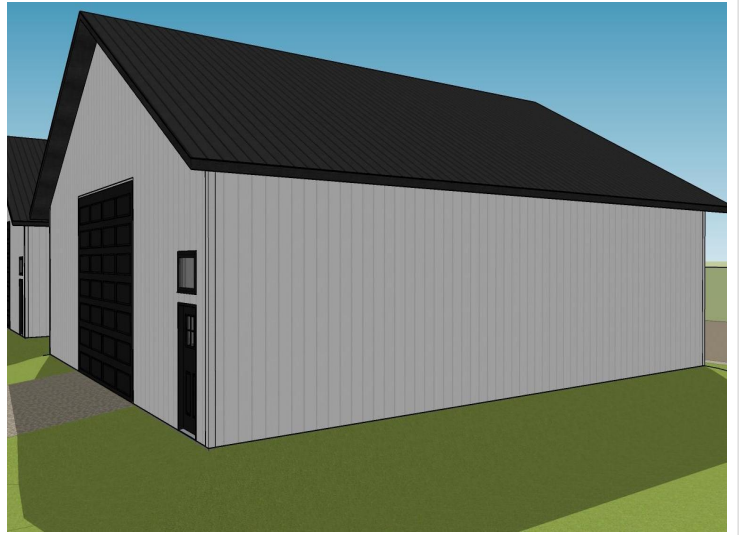
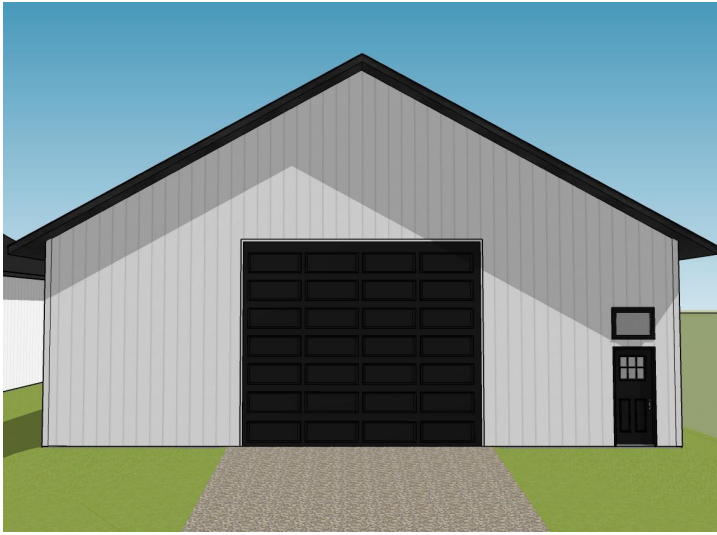
**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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



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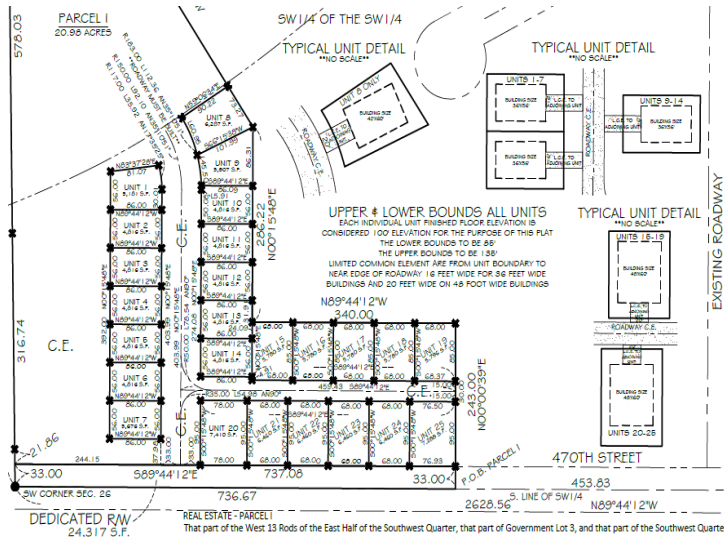


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# STORAGE UNIT LOTS FOR SALE

**36' X 56'**  
**\$16,900**

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



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