

MLS 6514785 Land

**\$18,900**

0.17 Square Feet  
Site Plan Approved

37577 470th St #20  
Frazee MN 56544

Status: Pending

**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 design & 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	0.17
Lot Dimensions	78 x 95
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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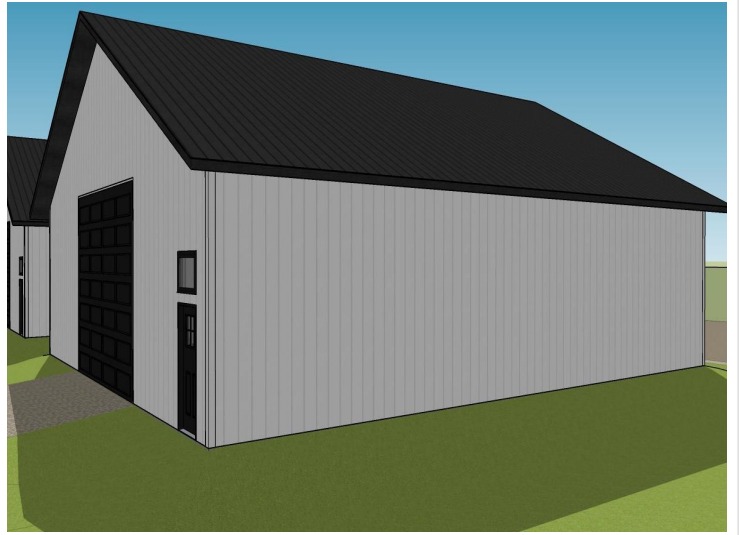
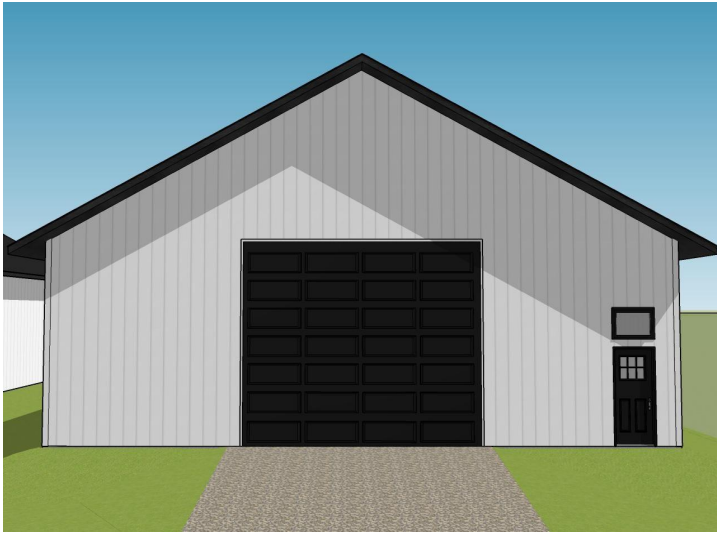
**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



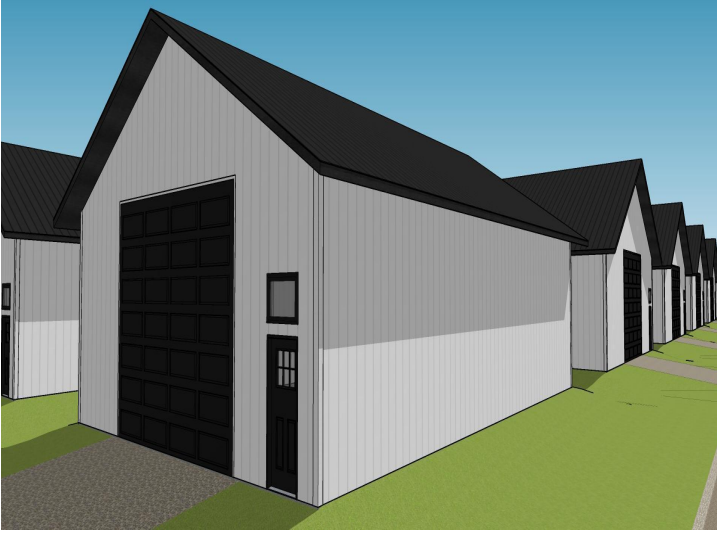
**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**



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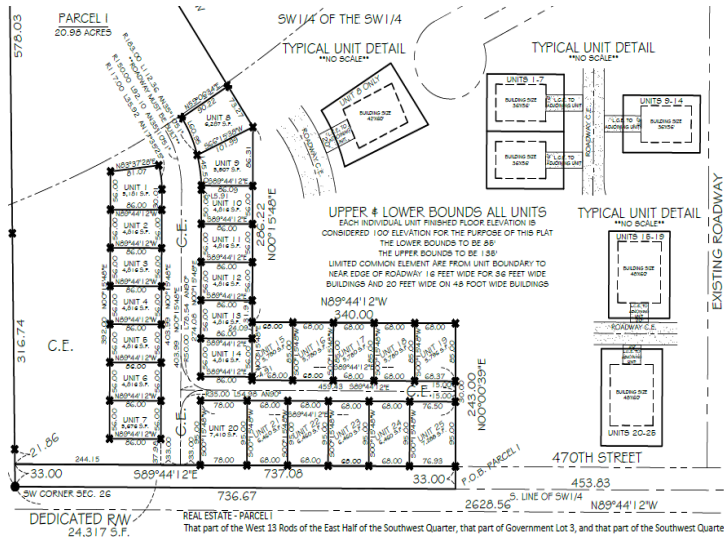
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# STORAGE UNIT LOTS FOR SALE

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

36' X 56'  
\$16,900

48' X 60'  
\$18,900



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