



MLS 6523209 Commercial

**\$775,000**

43950 Boedigheimer Drive  
Perham MN 56573

Status: Active

**Description:**

Versatile, Open Concept, Endless Potential! Nestled on a Sprawling 5-Acre parcel off Bustling Highway 78, this 9,000 SqFt Steel Construction building Commands Attention with its Prime Location & Unparalleled Visibility. Boasting 14 Ft side walls and over 125,000 Cubic Feet of Storage space, this building is Primed to cater to Multiple Businesses or Accommodate One Major Enterprise. Crafted with Precision to meet the Dynamic needs of commercial business, this building features Oversized Overhead Doors, ensuring Seamless Handling of all Shipping & Receiving endeavors. Don't miss your chance to Seize this Exceptional Opportunity & turn your business Dreams into Reality!

**Additional Details:**

Year Built	2024
Lot Acres	5
Lot Dimensions	428x510
Garage Stalls	2
School District	549
Taxes	\$440
Taxes with Assessments	\$440
Tax Year	2024

**Additional Features:**

**Fuel:** Natural Gas **Heat:** None

**Driving Directions:**

From Perham, head South on Hwy 78 for about 5 Miles, or until N Boedigheimer Dr, then turn right. Your destination will be the first approach on the left.



Listed By:  
Jack Chivers Realty

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**Call Affinity Real Estate**

**218-237-3333**

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





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