



MLS 6523241 Commercial Sale

\$265,000

Description:

Excellent opportunity to locate your business amidst a vibrant community where commerce meets convenience. This versatile commercial building has two large open showrooms, each equipped with a drive-in door, in addition to numerous storage rooms and ample workspace. With its Patriot Ave frontage, you're poised to tap into a thriving market fueled by both locals and tourists, making it the perfect location for amplifying your business endeavors.

Additional Details:

Year Built	1993
Lot Acres	0.98
Lot Dimensions	150x276x152x298
Garage Stalls	3
School District	186
Taxes	\$5,294
Taxes with Assessments	\$5,294
Tax Year	2024

Additional Features:

Fuel: Natural Gas **Garage:** 3 **Heat:** Forced Air **Sewer:** Private Sewer **Water:** Well **Air Conditioning:** Central Air

Driving Directions:

From the Hwy 371 and Patriot Ave intersection in Pequot Lakes - North on Patriot Ave approx. 1/2 mile to the property on the East at 29506



Listed By:
Close-Converse Commercial Prop

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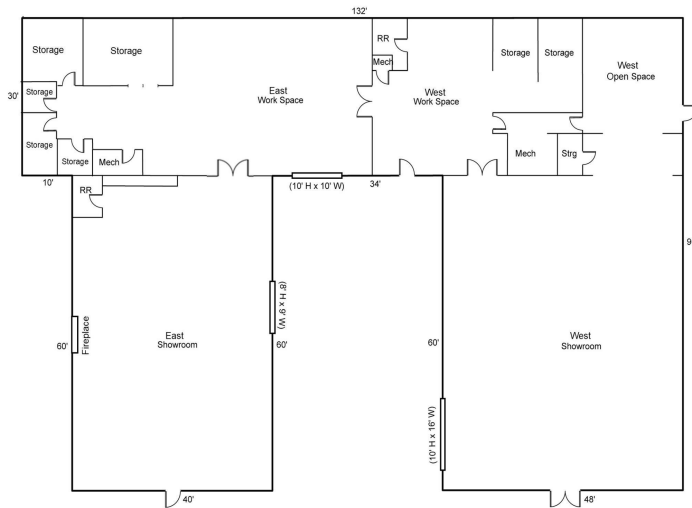
Call Affinity Real Estate

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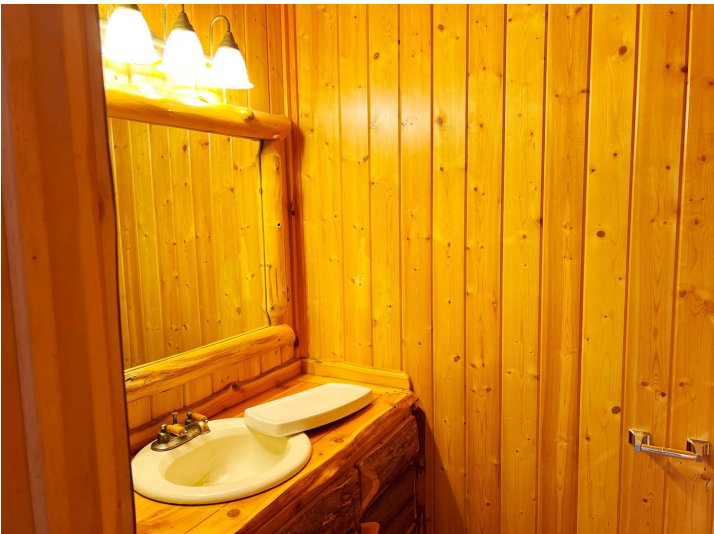
Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



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