



MLS 6535608 Commercial Sale

**\$369,900**

**Description:**

Opportunity knocks! LEASE to OWN and CONTRACT for DEED options available. This is an exceptional multi-use property conducive for a variety of business opportunities. It has served in a retail, equipment rental and boat servicing capacity. It is also ideal for a primary business with sub-leasing capability. Features 4,700+ square feet, all of which is on one convenient level with no steps. There is in-floor + overhead heating, A/C and fiber optic internet. 5 overhead doors on the main structure, 3 of which are 14 feet in height. Also includes a 14x60 mini storage building and two billboards that generate a consistent, long-term revenue stream. There are two additional 16ft storage sheds previously utilized by the owner as an extension to the shop/garage space. Sits on 325ft of highly visible HWY 71 frontage with customer friendly access and a large parking lot. Great property with so many options.

**Additional Details:**

Year Built	2006
Lot Acres	1.18
Lot Dimensions	325 x 126 x 308 x 205
Garage Stalls	3
School District	821
Taxes	\$3,909
Taxes with Assessments	\$4,200
Tax Year	2024

**Additional Features:**

**Basement:** Slab **Fuel:** Electric, Propane **Garage:** 3 **Heat:** Ductless Mini-Split, Radiant Floor, Other **Sewer:** Private Sewer, Tank with Drainage Field **Water:** Drilled **Air Conditioning:** Ductless Mini-Split

**Driving Directions:**

In Menahga: Go South on Aspen Ave (Hwy 71) to property on left.



Listed By:  
Affinity Real Estate Inc.

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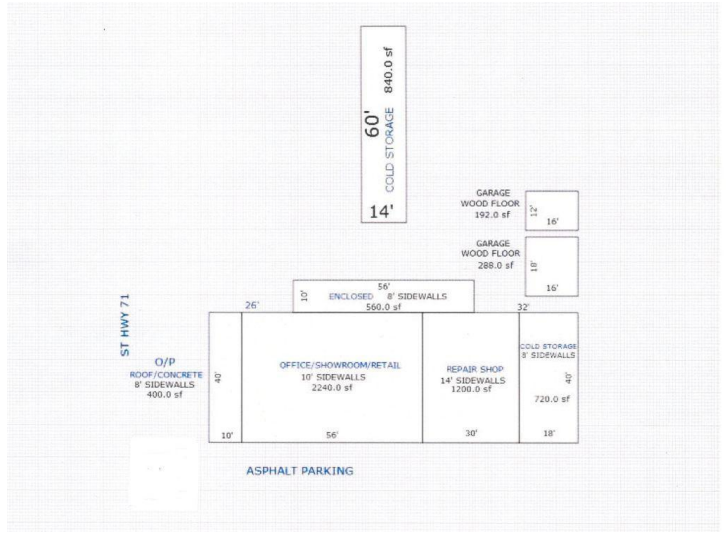
**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



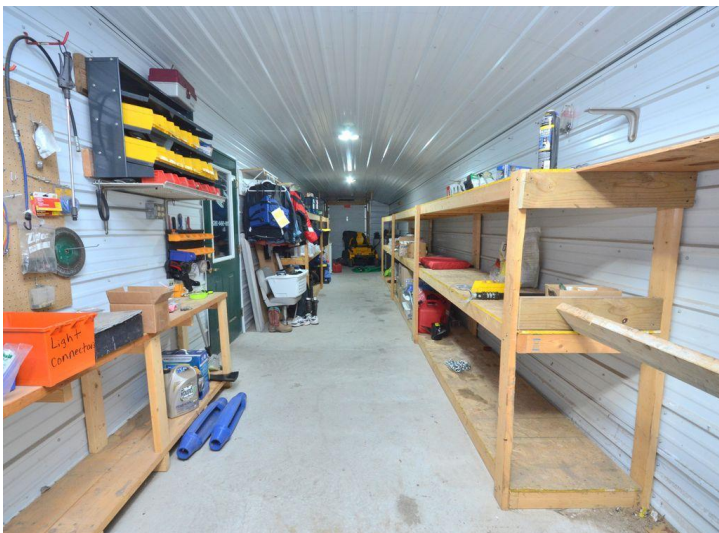
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 Menahga MN 56464



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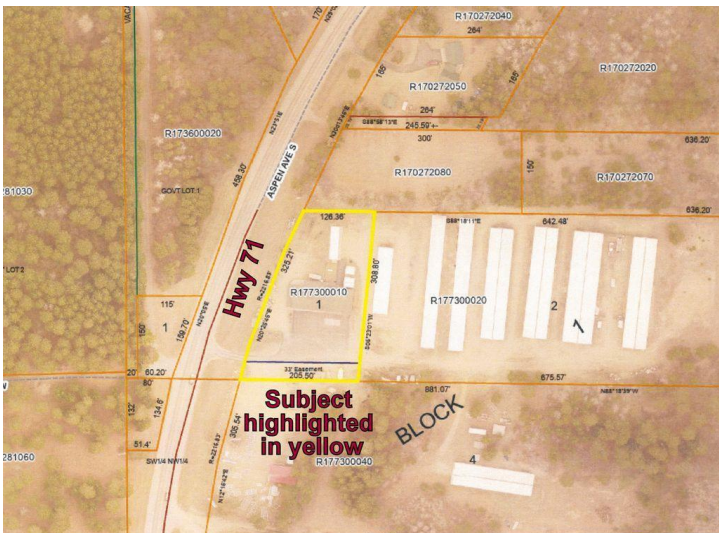
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HWY 71  
LOOKING  
NORTH



HWY 71  
LOOKING  
SOUTH



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