



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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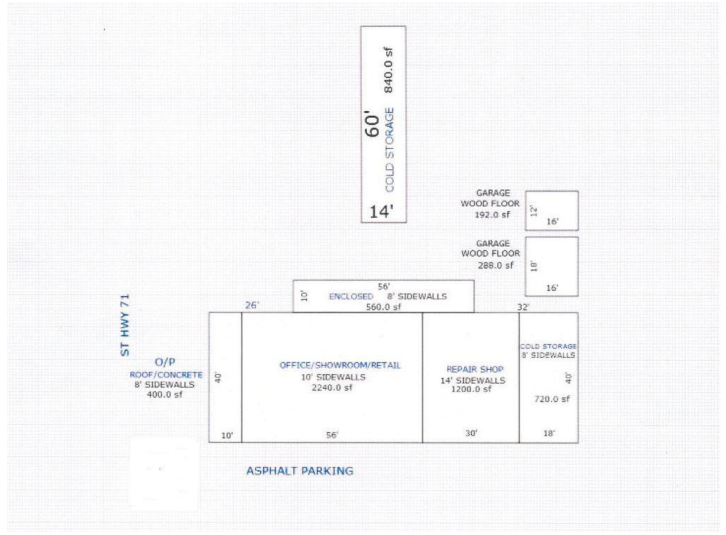
**Call Affinity Real Estate**

**218-237-3333**

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 Menahga MN 56464



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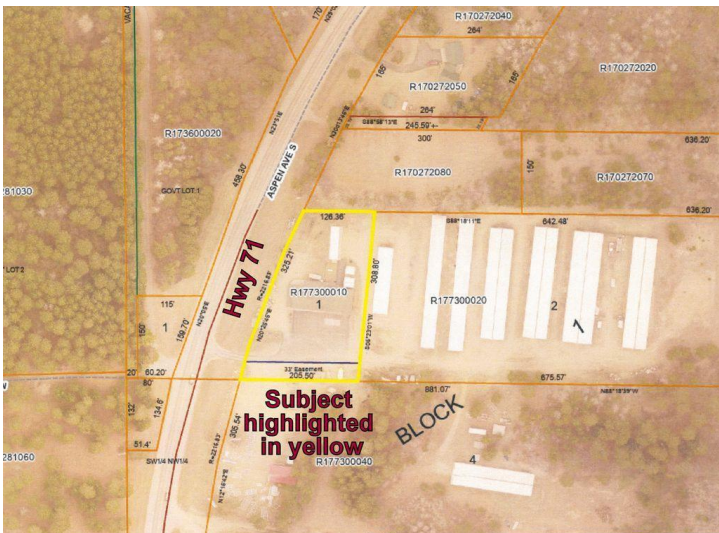
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HWY 71  
LOOKING  
NORTH



HWY 71  
LOOKING  
SOUTH



Subject  
highlighted  
in yellow

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