



MLS 6543478 Residential

\$539,000

2,039 sq ft
2 bedrooms
3 baths

20300 County Highway 25
Detroit Lakes MN 56501

Status: Hold

Description:

Looking for a place to start your new business? Or a spot to expand your current business? This property offers a variety of options. The 2 bedroom 2 bath home was updated in 2007 and offers consistent rental income. The 40x94 steel utility building could provide secure vehicle/boat storage options. The barn offers another 2380 square feet of storage as well. The main shop offers 2800 square feet of space with 14 ft sidewalls, 2 floor drains, new 12x12 insulated garage doors, a 320 square foot office space and a 40x16 lean-to with a 12x9 garage door. New LED lighting being installed. Shop has floor heat with multiple boiler options and a ceiling mounted propane heating plant. 3 Phase power is available. Commercial zoning will require a conditional use permit. Present CUP is transferable for like-kind business.

Additional Details:

Year Built	1930
Lot Acres	8.49
Lot Dimensions	590x620
School District	22
Taxes	\$2,708
Taxes with Assessments	\$2,884
Tax Year	2024

Additional Features:

Basement: Block **Fuel:** Propane **Heat:** Forced Air **Sewer:** Mound Septic, Private Sewer **Water:** Submersible - 4 Inch, Private, Well **Air Conditioning:** Central Air

Driving Directions:

From Detroit Lakes, take US HWY 34 East 2 miles to Co Hwy 25, turn left and follow 2.8 miles to property.



Listed By:
Counselor Realty Detroit Lakes

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