



MLS 6548860 Land

**\$176,000**

0.39 Acres  
Subdivided

35323 County Road 15  
Jenkins MN 56474

Status: Active

**Description:**

Want to own a storage building near the Whitefish Chain for a low cost and under \$10 a month in association fees? This newly constructed storage building is within a new storage development just minutes from the Whitefish Chain and Hwy 371. Building with 16' sidewalls to include (1) 14x16 overhead door, (1) service door with lock and key, concrete floor, 3' concrete apron in front of building, 200 amp electric, and (4) high output LED lights inside. With values of storage buildings only going up and some currently selling for over \$100+ a square foot in the area, this storage building is competitively priced with great quality, an excellent location and minimal association fees.

**Additional Details:**

Lot Acres	0.39
Lot Dimensions	118x145
School District	186
Taxes	(unreported)
Taxes with Assessments	(unreported)
Tax Year	2023

**Additional Features:**

**Driving Directions:**

From Jenkins/HWY 371- East on CR 15 approx 1.2 miles to development on Left- Fire# 35323. New address assigned by the City of Jenkins is 3142 Gopher Trail, Pine River, MN 56474. City of Jenkins.



Listed By:  
Dane Arthur Real Estate Agency-Crosslake

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