



MLS 6550832 Commercial Sale

\$259,900

Description:

Prime investment opportunity in a dual-tenant office building. One unit is already leased, leaving a perfect space available for your business or for rental income. Situated just off Main Street in Pequot Lakes, this location offers excellent visibility, high traffic flow from the 4-way stop at Main & Rasmussen, and convenient access. The area attracts both locals and tourists who come for shopping and services, making it an ideal spot to expand your business.

Additional Details:

Year Built	1980
Lot Acres	0.09
Lot Dimensions	50x80
School District	186
Taxes	\$2,501
Taxes with Assessments	\$2,526
Tax Year	2024

Additional Features:

Fuel: Electric, Natural Gas **Heat:** Baseboard, Forced Air

Driving Directions:

From the stoplight intersection in Pequot Lakes (Patriot Ave & CR 11) - East on Main Street - South on S Washington Ave - Property is 2nd Building on the East



Listed By:
Real Broker, LLC

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



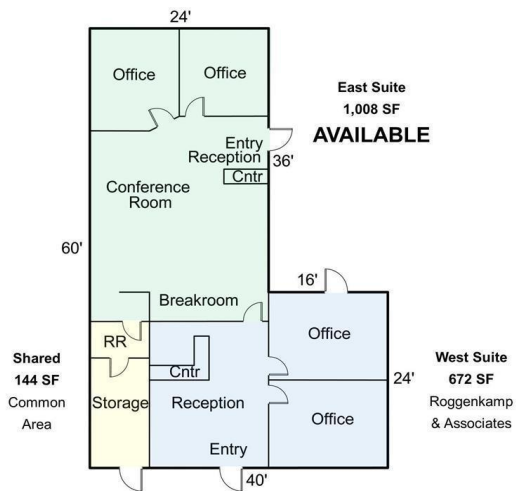
Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$259,900
MLS 6550832 Commercial Sale
30968 Washington Avenue
Pequot Lakes MN 56472



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$259,900
MLS 6550832 Commercial
Sale
30968 Washington Avenue
Pequot Lakes MN 56472



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

Affinity
REAL ESTATE INC

\$259,900
MLS 6550832 Commercial
Sale
30968 Washington Avenue
Pequot Lakes MN 56472



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$259,900
MLS 6550832 Commercial
Sale
30968 Washington Avenue
Pequot Lakes MN 56472