



MLS 6550832 Commercial

**\$257,900**

30968 Washington Avenue  
Pequot Lakes MN 56472

Status: Active

**Description:**

Potential for assumable C4D option for the right buyer! 4.5% for another 4 years. 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

**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

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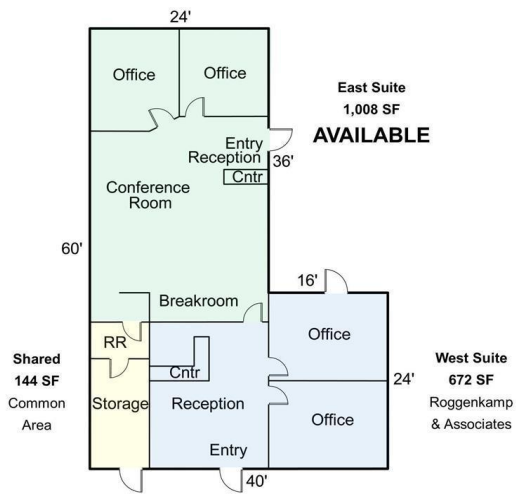
**Call Affinity Real Estate**

**218-237-3333**

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



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