



MLS 6551741 Commercial Sale

**\$495,000**

**Description:**

Check out this dynamic commercial property in Park Rapids, MN. Nestled beside Fish Hook river and positioned at the trailhead of the Heartland State Trail, this property is strategically situated to offer picturesque views while being located in the heart of the Park Rapids business district, with the added perk of boat access. Positioned near the corner of HWY 34 and HWY 71, you can expect a steady stream of visibility with high traffic flow from the central location and established retail community to the foot traffic flowing from the trails and nearby parks, this location offers endless exposure for your business. With competitive pricing and a variety of tailored spaces available to lease this is the perfect space to elevate your business. Currently has 4 offices, 2 conference rooms, and area for 3 support personnel. Other income potential w /apartment above and additional room below. Suitable for many types of business.

**Additional Details:**

Year Built	1950
Lot Acres	0.48
Lot Dimensions	135x110x150x155x30
School District	309
Taxes	\$5,182
Taxes with Assessments	\$5,314
Tax Year	2023

**Additional Features:**

**Basement:** Finished, Full, Other, Shared Access, Storage Space, Walkout **Fuel:** Natural Gas, Other **Heat:** Boiler, Forced Air, Hot Water **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**



Listed By:  
Raboin Realty

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](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377

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