



MLS 6598911 Commercial Sale

\$86,400

Description:

Luce street storage buildings available! Conveniently located off County Hwy 60 with easy access to US Hwy 10 only 5 miles from Perham, Frazee, and Vergas! Choose from 4 different building sizes including 36x48, 40x50, 40x60, and 48x80. The 36x48 package base price is \$86,400. Steel exterior, basic electric, cement slab with apron, and stick built. Many add on options including interior finished walls, heating options, and security. Common interest community with low association costs.

Additional Details:

Year Built	2024
Lot Acres	0.05
Lot Dimensions	36x48
Garage Stalls	1
School District	23
Taxes	(unreported)
Taxes with Assessments	(unreported)
Tax Year	2024

Additional Features:

Fuel: Other **Garage:** 1 **Heat:** Other **Sewer:** None **Water:** None

Driving Directions:

Between Frazee and Perham along hwy 10. At the intersection of hwy 10 and Co Hwy 60 go west on 60 then turn right onto Luce St and follow to the end.



Listed By:
Counselor Realty of Detroit Lakes

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Call Affinity Real Estate

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LUCE STREET STORAGE

INDIVIDUAL STORAGE UNITS FOR SALE

AVAILABLE PACKAGES:

A. 36'W X 48'L X 14'H (1728 sq ft) \$86,400

- 1- 3' walk door
- 1- 16'W x 14'H insulated overhead door & opener
- 2 stationary 4'W X 2'H windows

B. 40'W X 50'L X 14'H (2000 sq ft) \$100,000

- 1- 3' walk door
- 1- 16'W x 14'H insulated overhead door & opener
- 2 stationary 4'W X 2'H windows

C. 40'W X 60'L X 14'H (2400 sq ft) \$120,000

- 1- 3' walk door
- 1- 16'W x 14'H insulated overhead door & opener
- 2 stationary 4'W X 2'H windows

D. 48'W X 80'L X 14'H (3840 sq ft) \$192,000

- Features pass through design!
- 2- 3' walk door
- 2- 16'W x 14'H insulated overhead doors & opener
- 4 stationary 4'W X 2'H windows




Conveniently located off Highway 228 with easy access to Highway 10 and Highway 60 just 5 miles west of Perham.

ALL PACKAGES INCLUDE:

- Exterior steel wainscot
- Basic electrical package (200 AMP, 1 outlet, 1 interior light)
- Stick built construction

OPTIONAL ADD-ONS:

- Finished interior walls
- Heating package
- Electrical package upgrade

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 48349 Luce Street
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