



MLS 6605506 Commercial

**\$6,500**

23559 US 2  
Shevlin MN 56676

Status: Active

**Description:**

Located on 1/4 mile of frontage rd, this exceptional commercial property available for lease, offering a generous 3,000 square feet(plus 800 sq ft of upper storage) of versatile space perfect for a range of businesses. With impressive 16-foot ceilings, the interior provides ample room for storage, manufacturing, or other dynamic ventures. The added convenience of a 14x14 overhead door ensures effortless loading and unloading of goods or equipment. Situated on a sprawl 5 acre lot, the property offers ample outdoor space for additional storage, parking, or potential expansion. With of 18 acres available for use opens up limitless possibilities for those seeking to maximize their business's potential in this prime location. With its adaptable layout and prime acreage, this commercial property presents an unparalleled opportunity for businesses to thrive and flourish.

**Additional Details:**

Year Built	1998
Lot Acres	18.9
Lot Dimensions	466x466
Garage Stalls	3
School District	2311
Taxes	\$591
Taxes with Assessments	\$608
Tax Year	2023

**Additional Features:**

**Fuel:** Electric **Garage:** 3 **Heat:** Boiler **Sewer:** Private Sewer **Water:** Private

**Driving Directions:**

Between Bagley and Shevlin located on Hwy to with its own frontage road



Listed By:  
Andy Williams Realty Group, LLC

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**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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