



MLS 6613014 Commercial Sale

\$19

**Description:**

Excellent opportunity in a growing commercial neighborhood to open your clinic, office or retail business. 5,650 SF space formerly used as medical outpatient clinic with ample parking space & pylon signage. Easy access from Highway 2 and 71. Site is located directly south of Home Depot near numerous medical providers, several big-box retailers including Target, Menards and Walmart plus numerous medium-box retailers.

**Additional Details:**

Year Built	2006
Lot Acres	0.67
Lot Dimensions	520x192
School District	31
Taxes	\$14,442
Taxes with Assessments	\$14,443
Tax Year	2024

**Additional Features:**

**Fuel:** Natural Gas **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

From the stop light on Paul Bunyan Dr. NW go south 800 ft on Middle School Dr NW then turn right on 24th St NW. Property is on left



Listed By:  
eXp 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

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





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