



MLS 6640697 Residential

\$649,000

3,272 sq ft
3 bedrooms
2 baths

32738 US 71
Menahga MN 56464

Status: Active

Description:

Welcome to this unique and rare 23-acre property along Cat Creek in central MN, offering a turnkey opportunity for both living and business.

Living Space:

This 3-bedroom, 1-bathroom home (plus a half bath in the attached shop), built in 2013, is a comfortable, modern retreat. It features heated concrete floors, a propane fireplace, and a concrete patio for outdoor enjoyment. The spacious wrap-around deck offers the perfect spot to unwind and enjoy the natural surroundings.

Business Space:

Currently set up for immediate business use, this property boasts a large paved parking lot with space for several vehicles. The 30x40 heated shop includes an air-conditioned office, while the 26x28 detail shop is also heated and air-conditioned. A 4-stall garage (with one insulated stall that has AC, heat, and workbenches) provides ample room for business expansion or storage.

Additional Buildings & Features:

A 40x48 red storage shed offers even more space for business or storage needs. An 8x20 insulated cabin with propane heat and an 8x16 garden shed provide additional versatility. Trails through the wooded acreage give you the perfect private space to relax and enjoy nature.

Endless Business Potential:

If the car business isn't your dream, this property has limitless potential for other commercial ventures such as woodworking, storage, or other entrepreneurial opportunities. The space is flexible and ready to meet your specific needs.

Prime Location & Accessibility:

Two driveways and direct access from Highway 71 ensure easy entry and exit, providing convenience for both business and residential use.

Whether you're looking for a new home, ample storage, or a business that can generate income, this property offers it all. Opportunities like this don't come around often, so don't wait—schedule your showing today and start imagining all the possibilities!

Additional Details:

Year Built 2013
Lot Acres 23.66

Lot Dimensions irregular

	Listed By	Coldwell Banker Crown Realtors
	School District	821
Taxes	\$2,980	
Taxes with Assessment	\$2,980	
Tax Year	2024	



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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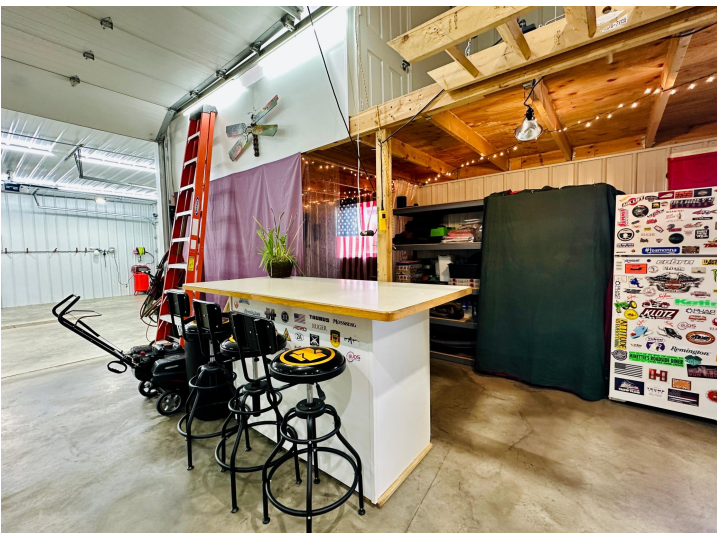
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