



MLS 6646731 Commercial Sale

\$239,000

Description:

Embrace the opportunity! This delightful cottage-style building, strategically positioned along St Hwy 84 & Co 5, presents an ideal setting to expand your business. Situated in the thriving town of Longville, renowned for its exceptional fishing, hunting, & diverse activities on Woman & Girl Lake, this property offers prime real estate options for purchase or lease. Previously a real estate office, the interior and exterior of this office space are well maintained. The open plan with 9' ceilings allows for easy customization to suit your needs. The 8' windows provide optimal visibility for effective marketing. Lots of space for company signs, 3 separate entry doors, and parking for 12 further enhance the property's appeal. Unmatched amenities make this building stand out in the town, including a kiosk for product promotion at the town's focal point. Positioned just 1/4 mile from the airport and walking distance to lakes. Grow your company here!

Additional Details:

Year Built	2004
Lot Acres	0.9
Lot Dimensions	48x95
School District	118
Taxes	\$1,566
Taxes with Assessments	\$1,566
Tax Year	2025

Additional Features:

Basement: 8 ft+ Pour, Partial, Concrete, Unfinished **Fuel:** Propane **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** Sand Point, Well **Air Conditioning:** Central Air

Driving Directions:

From Brainerd: North on Hwy 371 to Hackensack. East on Co 5 (Woman Lake Rd) to Longville. Crossroads of Co 5 & St Hwy 84 in downtown Longville.



Listed By:
Dane Arthur Real Estate Agency-Longville

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Call Affinity Real Estate

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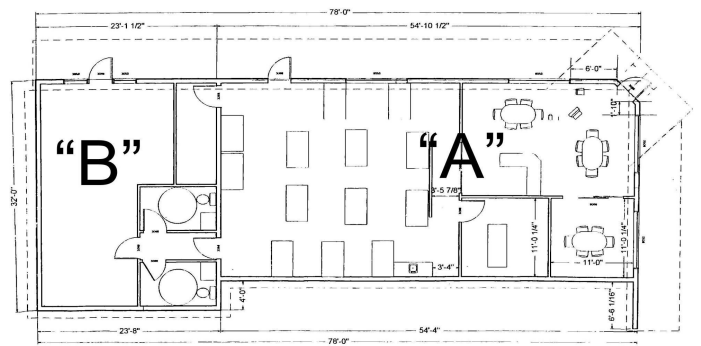
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Exhibit "A"

Area "A" = 1640 Square Feet

Area "B" = 480 Square Feet



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