



MLS 6688587 Commercial

**\$119,900**

xxx Gopher Trail  
Jenkins MN 56474

Status: Active

**Description:**

Want to own a storage building near the Whitefish Chain for a low cost and under \$10 a month in association fees? This newly constructed 40x64 storage building is on a privately owned .39 acre lot and within a new storage development off County Road 15 just minutes from the Whitefish Chain and Hwy 371. Building with 16' sidewalls to include (1) 14x16 overhead door, (1) service door with lock and key, and class five floor. With values only going up and some currently selling for over \$85+ a square foot in the area, this storage building is competitively priced with great quality, an excellent location and minimal association fees.

**Additional Details:**

Year Built	2024
Lot Acres	0.39
Lot Dimensions	118x145
Garage Stalls	1
School District	186
Taxes	\$82
Taxes with Assessments	\$82
Tax Year	2025

**Additional Features:**

**Fuel:** Other **Heat:** None

**Driving Directions:**

From Jenkins/HWY 371- East on CR 15 approx 1.2 miles to development on Left- Fire# 35323. New address assigned by the City of Jenkins is 3142 Gopher Trail, Pine River, MN 56474. City of Jenkins.



Listed By:  
Dane Arthur Real Estate Agency-Crosslake

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