



MLS 6700586 Commercial

\$229,000

40358 Little Toad Road
Frazee MN 56544

Status: Active

Description:

Here is a great passive income producer in the middle of Lakes Country. Each of the 10 Large (10x26) units have an 9Wx8H roll up garage door, cement floors, and outside security lighting. The 6 small units (8x10) have a 4 ft. roll up door. Located just across the road from a 79 unit RV Park, the location makes it handy for those folks to store their toys! Owner has ideal current paying renters in place with a waiting list. Owner also has adjacent home for sale under MLS #6699741.

Additional Details:

Year Built	2017
Lot Dimensions	135 x 370
Garage Stalls	10
School District	23
Taxes	\$1,504
Taxes with Assessments	\$1,504
Tax Year	2025

Additional Features:

Fuel: Other **Heat:** None

Driving Directions:

11 miles East of Detroit Lakes on State Hwy 34, turn right on County Hwy 56 for 3 miles to 405th Ave. Turn right to Little Toad Lake Rd. and follow signs to The Pines Storage.



Listed By:
Counselor Realty Detroit Lakes

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