



MLS 6710965 Commercial

**\$135,000**

37124 US 71  
Lake George MN 56458

Status: Active

#### Description:

Schoolcraft Gallery! Opportunity awaits with this versatile commercial property in a charming small-town setting, just 10 miles from Itasca State Park, home to the Headwaters of the Mississippi! This established retail/gift shop, on a 1 acre lot, benefits from great visibility, with a daily average traffic count of 1,384 (2023 MnDOT data). 187 feet of frontage on Hwy 71! The property includes four distinct buildings, each with a unique history and endless possibilities: Historic Schoolhouse (Built 1905): A beautifully preserved space, ideal for art lessons, workshops, or community events. How about a coffee shop? Inventory updated tremendously over the years. Teddy Bear Building (Built ~1983): Connected to the adjacent Log Building (Built 1997) for seamless flow. Trading Post (Built 1939): Originally a home, now serving to sell ice cream and used for office space/ storage, ready for creative repurposing. The sale includes thousands of dollars worth of inventory, featuring a diverse selection of products such as Wild Rice, clothing, jewelry, and more. The shop thrives during the annual Blueberry Festival, a beloved event at the end of July that has drawn crowds for over 40 years. Local Minnesota artists showcase and sell their goods here adding to the shop's charm and authenticity. With ample space and historic character, this property offers limitless potential—whether as a thriving retail hub, an artist studio, needed local bakery, coffee shop, or a multi-purpose creative space. The Schoolhouse is an ideal location for art classes and workshops, making this an excellent opportunity for those looking to build a cultural and artistic presence in the community. Contact today for more details!

#### Additional Details:

Year Built	1905
Lot Acres	1.1
Lot Dimensions	182x192x113x90
School District	309
Taxes	\$1,836
Taxes with Assessments	\$1,836
Tax Year	2024

#### Additional Features:

**Fuel:** Electric **Heat:** Baseboard **Sewer:** Holding Tank **Water:** Well **Air Conditioning:** Window Unit(s)

#### Driving Directions:



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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