



MLS 6719844 Commercial

**\$250,000**

17263 State 34  
Park Rapids MN 56470

Status: Active

#### Description:

This commercial building east of Park Rapids is a terrific opportunity. Set on State Highway 34 the traffic count will get your business noticed. The well built log building features an open layout, break area and bathroom that awaits your next business venture. The property also features a 30'x48' heated shop with and overhead door that provides more opportunity for your business. Set on 1.61 acres there is plenty of parking. If you're looking for an investment the current owners are interested in a lease back option. As Park Rapids expands east over the years you'll have the great opportunity to establish your business now and grow with the area. This is a rare opportunity you won't want to miss!

#### Additional Details:

Year Built	1998
Lot Acres	1.61
Lot Dimensions	200x350x200x350
Garage Stalls	2
School District	309
Taxes	\$2,614
Taxes with Assessments	\$2,614
Tax Year	2025

#### Additional Features:

**Basement:** None **Fuel:** Propane **Garage:** 2 **Heat:** Forced Air, Radiant Floor **Sewer:** Private Sewer, Tank with Drainage Field **Water:** Drilled, Private, Well **Air Conditioning:** Ductless Mini-Split

#### Driving Directions:

From 34/71 head east for 2.5 miles. Property is on the right.



Listed By:  
Keller Williams Realty Professionals

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