



MLS 6726379 Commercial

\$86,400

48349 Luce Street
Perham MN 56573

Status: Active

Description:

Luce street storage buildings available! Conveniently located off County Hwy 60 with easy access to US Hwy 10 only 5 miles from Perham, Frazee, and Vergas! Choose from 4 different building sizes including 36x48, 40x50, 40x60, and 48x80. The 36x48 package base price is \$86,400. The 40x50 base price is \$100,000, The 40x60 base price is \$120,000, The 48x80 base price is \$192,000. Steel exterior, basic electric, cement slab with apron, and stick built. Many add on options including interior finished walls, heating options, and security. Common interest community with low association costs.

Additional Details:

Year Built	2024
Lot Acres	0.05
Lot Dimensions	36x48
Garage Stalls	1
School District	23
Taxes	(unreported)
Taxes with Assessments	(unreported)
Tax Year	2025

Additional Features:

Fuel: Other **Garage:** 1 **Heat:** Other **Sewer:** None **Water:** None

Driving Directions:

Between Frazee and Perham along hwy 10. At the intersection of hwy 10 and Co Hwy 60 go west on 60 then turn right onto Luce St and follow to the end.



Listed By:
Counselor Realty Detroit Lakes

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LUCE STREET STORAGE

**INDIVIDUAL
STORAGE UNITS
FOR SALE**

AVAILABLE PACKAGES:

A. 36'W X 48'L X 14'H (1728 sq ft) \$86,400

- 1- 3' walk door
- 1- 16'W x 14'H insulated overhead door & opener
- 2 stationary 4'W X 2'H windows

B. 40'W X 50'L X 14'H (2000 sq ft) \$100,000

- 1- 3' walk door
- 1- 16'W x 14'H insulated overhead door & opener
- 2 stationary 4'W X 2'H windows

C. 40'W X 60'L X 14'H (2400 sq ft) \$120,000

- 1- 3' walk door
- 1- 16'W x 14'H insulated overhead door & opener
- 2 stationary 4'W X 2'H windows

D. 48'W X 80'L X 14'H (3840 sq ft) \$192,000

- Features pass through design!
- 2- 3' walk door
- 2- 16'W x 14'H insulated overhead doors & opener
- 4 stationary 4'W X 2'H windows

Conveniently located just 5 miles west of Perham at the intersection of Highway 10 and County Highway 60.

ALL PACKAGES INCLUDE:

- Exterior steel wainscot
- Basic electrical package (200 AMP, 1 outlet, 1 interior light)
- Stick built construction

OPTIONAL ADD-ONS:

- Finished interior walls
- Heating package
- Electrical package upgrade

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- Heating options:
 - Electric
 - Propane through Lakes Community Coop in Perham. Tank size option is 120 gallons. Tank rent is \$100/year. No cost to setup account but credit check is required. Remote tank monitoring via the Nee-Vo app is available for \$29/year. Routine scheduled delivery is also available.
- Electrical: Individual account with Lake Region Electric Cooperative. Account setup fee is \$537, plus monthly usage/base fee costs.
- Security: Intrusion system available through Arvig Communications. Cost is \$200 for install and \$30/month. Note: additional electrical costs may be required.
- Evergreen trees to be planted for privacy and weather protection beginning spring 2025

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