



MLS 6738591 Commercial

\$115,000

30591 350th Ave
Battle Lake MN 56515

Status: Active

Description:

Located in the heart of Otter Tail County between Otter Tail and Pickerel Lakes, Flatlander Storage is a new location granting easy access to and from your lake. This building (Unit #1) features a 36' x 54' footprint with tall 16' premium steel sidewalls and a large 12x14' insulated overhead door to accommodate even the tallest boats and campers. This building allows secure and weather resistant protection for your toys. The interior features include a 4" reinforced concrete floor, 100A electrical service with LED high bay lights, outlets to charge your batteries and an outlet to install an overhead door opener. When you purchase this building you own the land that it sits on and a 10' buffer around the perimeter. A Common Interest Community protects the aesthetics of the buildings as well as providing yard care and snow removal with a low yearly association fee. Don't miss out on this opportunity to have a place of your own for all of your storage needs!

Additional Details:

Year Built	2024
Lot Acres	5.1
Lot Dimensions	5.1
Garage Stalls	8
School District	542
Taxes	\$308
Taxes with Assessments	\$308
Tax Year	2024

Additional Features:

Basement: None **Fuel:** Other **Garage:** 8 **Heat:** None **Sewer:** None **Water:** None **Air Conditioning:** None

Driving Directions:

From Sheldon's Car Care on Cty Hwy #1 go north on Hwy #1 to 295th. Turn left on 295th to 350th. Turn right on 350th to 30591.



Listed By:
Trilogy Real Estate

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