



MLS 6747395 Land

**\$149,500**

3 Acres  
Finished Lot(s)

403 County Highway 56  
New York Mills MN 56567

Status: Pending

#### Description:

Versatile 32x48 Heated Shop on 3 Acres- Highway Frontage!

I'm sure you have driven by this nostalgic parcel and said "I wish I had that"! Opportunity knocks with this 1536 square foot heated shop situated on 3 wooded acres right on the edge of town! With highway frontage on two sides, this property offers excellent visibility and easy access-ideal for a small business, workshop or your future home. The shop is fully equipped with both natural gas and wood heat, a hoist, and an office space for daily operations. Two garage doors makes for easy access to most vehicles or RV's. A private well is already in place, and the heavily wooded lot provides privacy. Whether you are looking to launch a business, expand your operations or simply store equipment with room to grow-this location delivers!

Great location to add your dream home! Close to town, school and all amenities the city has to offer. The yard is heavily wooded and gorgeous with existing rock gardens and flower beds. Survey is being done and parcel will be 3 acres.

#### Additional Details:

Lot Acres	3
Lot Dimensions	3.0
School District	553
Taxes	\$440
Taxes with Assessments	\$440
Tax Year	2025

#### Additional Features:

#### Driving Directions:

North on Main out of New York Mills. Right onto Hwy 56. Property is on the corner



Listed By:  
Centennial Realty

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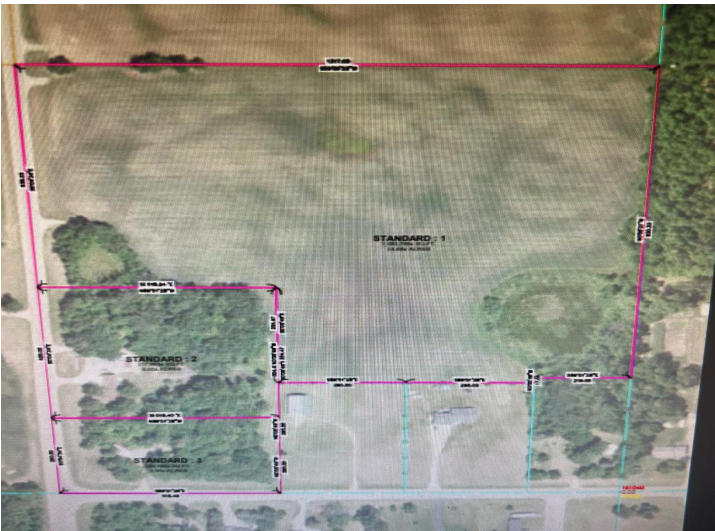
**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470





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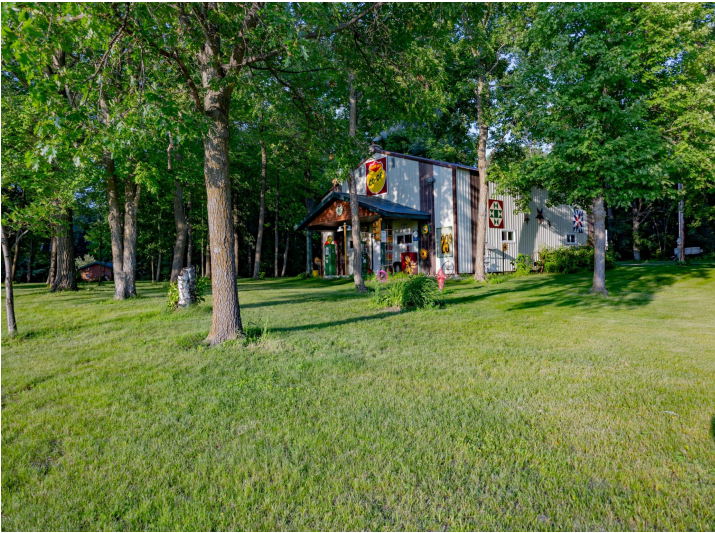


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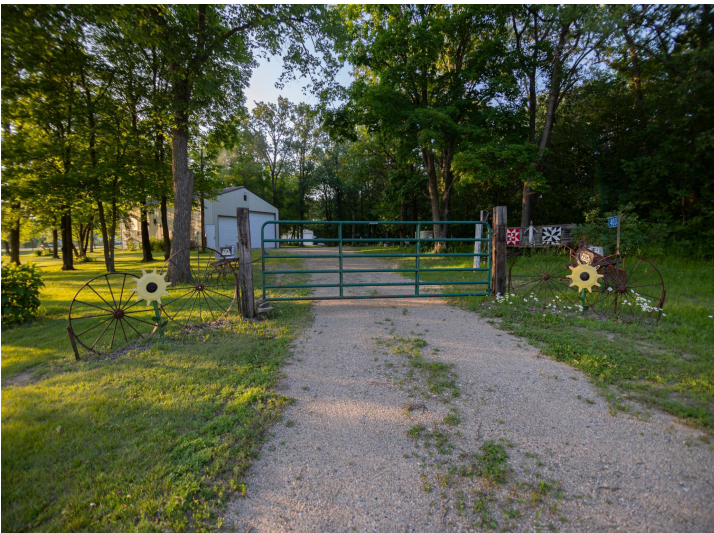


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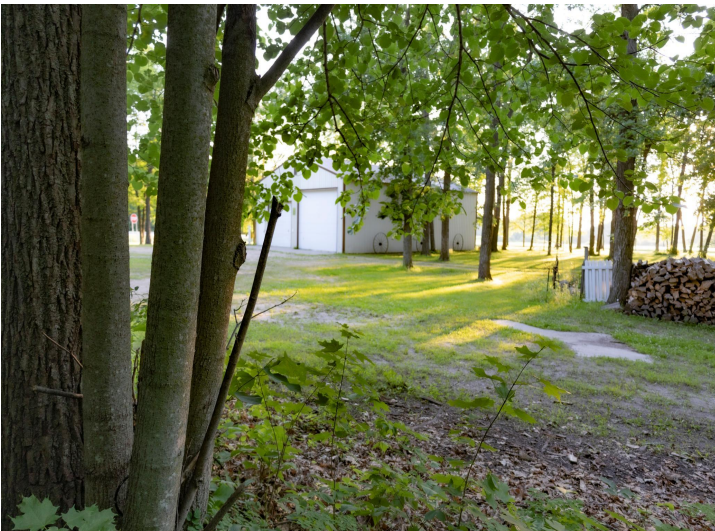


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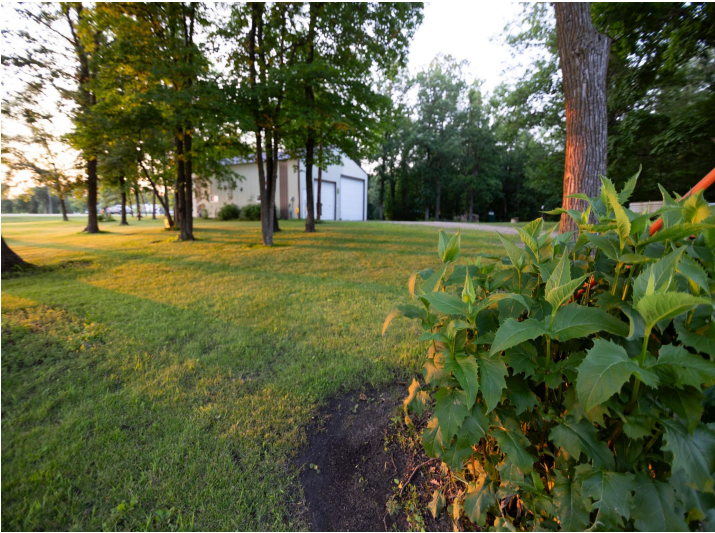


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