



MLS 6754345 Land

**\$449,000**

11773 Square Feet  
Site Plan Approved

1380-1388 (evens) County Highway  
6  
Detroit Lakes MN 56501

Status: Active

**Description:**

5 Boat Slips on Little Detroit Lake included in this listing. Boat slips have been trading for anywhere from \$50,000 to \$125,000. Prime opportunity to have coveted access to Detroit Lake. Units 6, 7, 8, 9, and 10 are the last remaining units at the Lakeview on Detroit Common Interest Community. Units 6 and 7 are approved for the construction of a duplex and can be 2166 square feet per side. Units 8 and 9 are also approved for construction of a duplex and can be 2166 square feet per side. Unit 10 is approved for a single-family home consisting of a 3109 square foot structure. All 5 units come with a boat slip on Little Detroit Lake and are near all the attractions that make Detroit Lakes one of the most sought-after lake destinations in the area. Association fees cover all insurance, dock installation and removal, yard maintenance, and snow removal for \$150/month. The duplex space could be converted to single family homes if the buyer desires.

**Additional Details:**

|                        |           |
|------------------------|-----------|
| Lot Acres              | 11773     |
| Lot Dimensions         | Irregular |
| School District        | 1074      |
| Taxes                  | \$12,390  |
| Taxes with Assessments | \$12,390  |
| Tax Year               | 2025      |

**Additional Features:**

**Driving Directions:**

Corner of Co Hwy 6 & West Lake Drive



Listed By:  
HomeSmart Adventure Realty

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**218-237-3333**

**info@affinityrealestate.com**



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



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



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