

MLS 6772230 Commercial

$595,000

47974 US 71
Laporte MN 56461

Status: Active

Description:

Prime Mixed-Use Property – A-Frame Business with AcreageThis unique mixed-use property offers endless potential with over 4,000 square feet of space in a striking A-frame building situated on 40 acres with highway frontage. Just minutes from Bemidji, the location boasts exceptional visibility and accessibility, making it ideal for a variety of commercial or seasonal business opportunities.In addition to the main structure, the property includes a 30x50 outbuilding for storage, workshop use, or expansion.Whether you're looking to establish a destination business, create a multi-use facility, or enjoy the open space of northern Minnesota, this property combines size, location, and potential in one rare package.

Additional Details:

Year Built	1990
Lot Dimensions	1314x1314x1314x1314
Garage Stalls	2
Taxes	$2,214
Taxes with Assessments	$2,490
Tax Year	2025

Additional Features:

Fuel: Other **Heat:** None

Driving Directions:

GIFTS OF THE WILD PROPERTY.. Head South on Paul Bunyan drive which turns into MN-197, turns into US-71, go 7 miles and the property will be on your left hand side. Look for the numerous signs.

Broker Reciprocity

Listed By:
Edina Realty, Inc.

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com

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













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