MLS 6778551 Commercial

$2,950,000

6436 County Road 11
Pequot Lakes MN 56472

Status: Active

Description:

Seller to sub-divide the sale parcel to +/- 33 acres and will maintain a portion of the property for continued use. This is an opportunity to acquire a clean and well-maintained light manufacturing and office property situated on +/- 33 acres located along Highway 11 in Pequot Lakes, MN; only minutes away Breezy Points, Nisswa and Brainerd, MN. This property is zoned for Light Industrial by the city and is open to various land uses and redevelopment options. The building is extremely high-quality construction consisting of tilt-up insulated concrete panels, abundant exterior windows, concrete spanned floor decking, and concrete roof decking, and offers significant parking area and private setting. There are other exterior building structures located in the SE corner of the Property.   The property is being offered for Sale AS-IS and will be vacated by the existing building owner.

Additional Details:

Year Built	1999
Lot Acres	39.81
Lot Dimensions	1,316 x 1,322
School District	186
Taxes	$65,586
Taxes with Assessments	$65,586
Tax Year	2024

Additional Features:

Fuel: Natural Gas **Heat:** Zoned **Sewer:** Septic System Compliant - Yes, Tank with Drainage Field **Water:** Well **Air Conditioning:** Central Air

Driving Directions:

North on MN 371, East on Couty Road 11, to Property.

Broker Reciprocity

Listed By:
NAI Legacy

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