



MLS 6782318 Commercial

\$225,000

TBD XXX State Highway 6
Emily MN 56447

Status: Active

Description:

Positioned between the growing communities of Crosby and Emily, this versatile 2.5-acre property offers exceptional potential for entrepreneurs, tradespeople, and small business owners. With convenient access to State Highway 6, the location provides excellent visibility and easy transportation routes—ideal for commercial use or a home-based business.

At the heart of the property is a well-built 40' x 64' pole building, designed for flexibility and ready to support a range of commercial operations. The structure features a durable metal exterior, reinforced concrete floors, in-floor heat, and full spray foam insulation—providing a high-performance, energy-efficient workspace year-round. Whether you're launching a workshop, storage facility, service business, or studio, this building can handle it. Rough-in plumbing for a bathroom is already in place, simplifying the path to further customization or expansion.

The land itself is partially cleared and nestled among mature trees, offering a peaceful setting with room to build additional structures or a residence. With county approval, this site could potentially evolve into a profitable commercial hub while still maintaining privacy and natural beauty.

Whether you're looking to expand your business footprint, develop a multi-use property, or invest in a location with strong growth potential, this property is ready for your vision.

Schedule a visit today and explore the possibilities this rare opportunity has to offer.

Additional Details:

Year Built	2019
Lot Acres	2.5
Lot Dimensions	Approx. 382'x306'x384'x275'
Garage Stalls	2
School District	182
Taxes	\$1,308
Taxes with Assessments	\$1,308
Tax Year	2025



Listed By:
Coldwell Banker Crown Realtors

Fuel: Propane **Heat:** Radiant Floor

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 for sale only on South on State Highway 6 for approximately 3 miles.

Driving Directions:

From Emily, go South on State Highway 6 for approximately 3 miles. Property and signage will be on your LEFT.
Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470
From Crosby, go North on State Highway 6 for approximately 15 miles. Property and signage will be on your RIGHT.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com

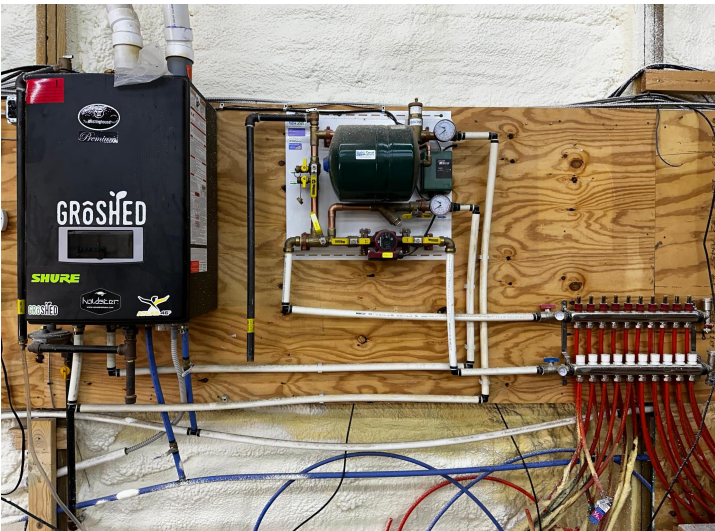




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