



MLS 6787857 Commercial

**\$298,500**

407 Western Avenue  
Park Rapids MN 56470

Status: Active

**Description:**

Great opportunity for your business. Located just out of city limits, yet only a couple minutes to town. Mixed use allows this to be used for your business or to build your home and have your business on site. The property features a nicely treed 3.76 acres, located off a tar road with excellent visibility, main building includes 6000 sq ft of work space, 3-phase electric, multiple overhead doors, forced air heating with air conditioning, multiple office areas, bathroom & septic/well. Building two is a separate 48'x40' cold storage building with electric & slab. Call today for full details!

**Additional Details:**

Year Built	1995
Lot Acres	3.76
Lot Dimensions	288x560x292x562
Garage Stalls	5
School District	309
Taxes	\$1,886
Taxes with Assessments	\$2,816
Tax Year	2025

**Additional Features:**

**Fuel:** Natural Gas **Garage:** 5 **Heat:** Forced Air **Sewer:** Tank with Drainage Field **Water:** Private, Well **Air Conditioning:** Central Air

**Driving Directions:**

From Hwy 71 & 34 in Park Rapids, west on Hwy 34 to a right on Western Ave. Follow to the property on the left. See for sale sign.



Listed By:  
eXp Realty

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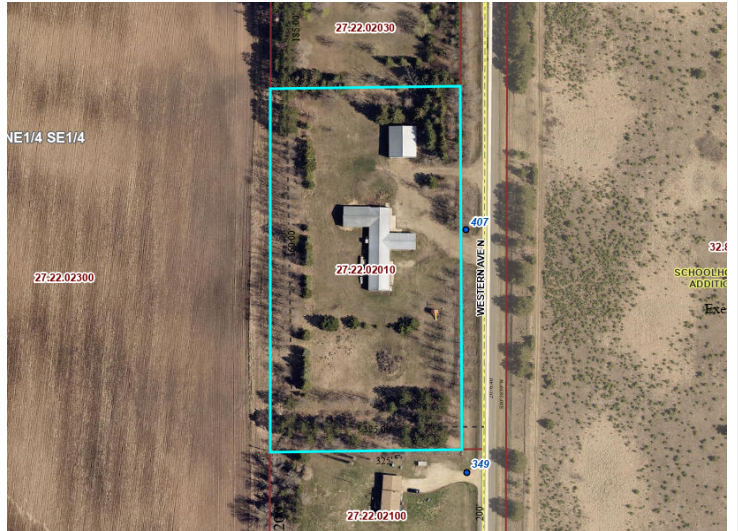
**218-237-3333**

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





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