



Affinity
REAL ESTATE INC

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

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



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$298,500
MLS 6787857 Commercial
407 Western Avenue
Park Rapids MN 56470



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$298,500
MLS 6787857 Commercial
407 Western Avenue
Park Rapids MN 56470