MLS 6787957 Commercial

$375,000

3860 Moburg Lane
Brainerd MN 56401

Waterfront: Moburg

Status: Active

Description:

Only 6 of 36 structures in this development have been permitted for livable buildouts. This Seller captured the pre-eminent location in this development---effectively a corner lot having surprising privacy with a matching view and then invested an estimated $100,000 of upgrades that include in-floor heat, foam insulation, and other amenities. The living space is adequately sized, filled with light and has a flexible layout. It remains unfinished-- framed and roughed in with plumbing and electrical. The property is served by a private septic system; the well is shared. The adjoining structures indicate a gamut of uses running from straight-forward hobbyist storage to workshop space. This is a bargain Hobby Lodge for someone who wants the space, the security, and the convenience the property provides.

Additional Details:

Year Built	2023
Lot Acres	4792
Lot Dimensions	120x70
Garage Stalls	10
Taxes	$1,277
Taxes with Assessments	$1,302
Tax Year	2025

Additional Features:

Fuel: Natural Gas **Heat:** In-Floor Heating

Driving Directions:

Moburg Lane is visible on the west side of Highway 371, accessible from Highway 371 onto Soder Road, the service road opposite Dumrie's restaurant, which is located just north of Brainerd International Raceway.

Broker Reciprocity

Listed By:
Edina Realty, Inc.

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