



MLS 6824701 Commercial

\$289,900

14228 133rd Street
Little Falls MN 56345

Status: Active

Description:

Opportunity awaits! This 2.96-acre property sits just outside the city limits of Little Falls with flexible commercial zoning that supports a wide variety of commercial uses, including storage units! This prime location is already improved with a 40' x 60' insulated warehouse with an additional detached 2 car garage. The warehouse features a 1-bedroom, 1-bathroom apartment Ideal for living on-site while running your business or shop. the apartment has a 3-year-old forced-air furnace, a fireplace, pellet stove, washer, and dryer. The septic system was installed in the summer of 2024. This rare combination of generous land, a versatile building, flexible zoning, plenty of room to expand, and on-site living quarters offers tremendous potential for owner-operators, entrepreneurs, or investors.

Additional Details:

Year Built	1978
Lot Acres	2.96
Lot Dimensions	160x211x450x295x252
Garage Stalls	4
School District	1795
Taxes	\$800
Taxes with Assessments	\$800
Tax Year	2025

Additional Features:

Basement: None **Fuel:** Array **Garage:** 4 **Heat:** Forced Air, Fireplace(s), Other **Sewer:** Other, Private Sewer **Water:** Drilled, Sand Point, Well **Air Conditioning:** None

Driving Directions:

From Little Falls take 1st St SE to Haven Road/County 76 to 133rd St, Property on the right.



Listed By:
eXp Realty

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Call Affinity Real Estate

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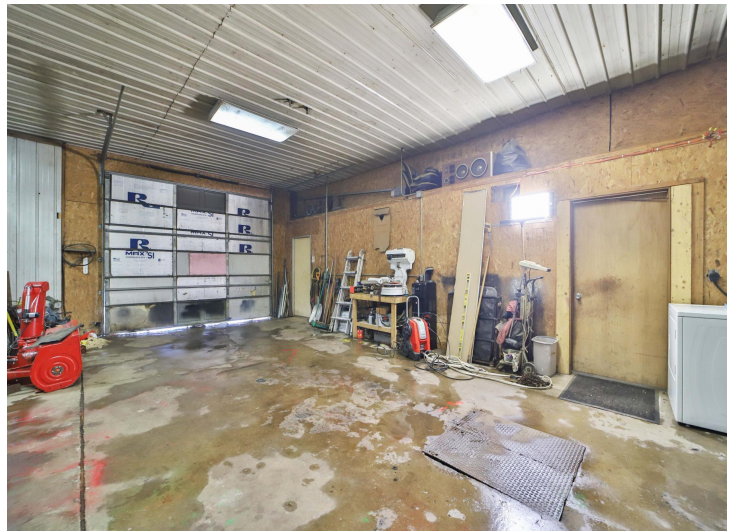
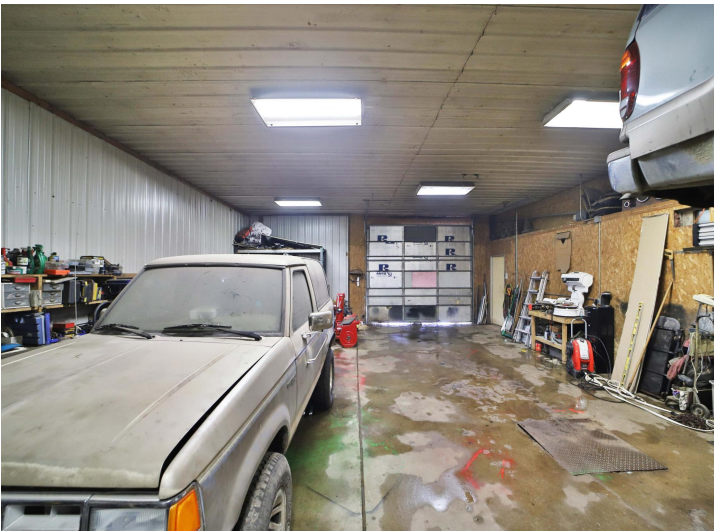
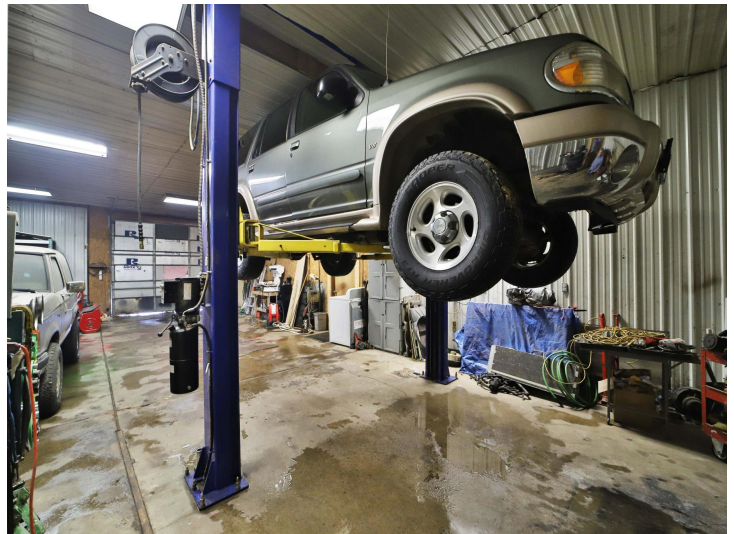
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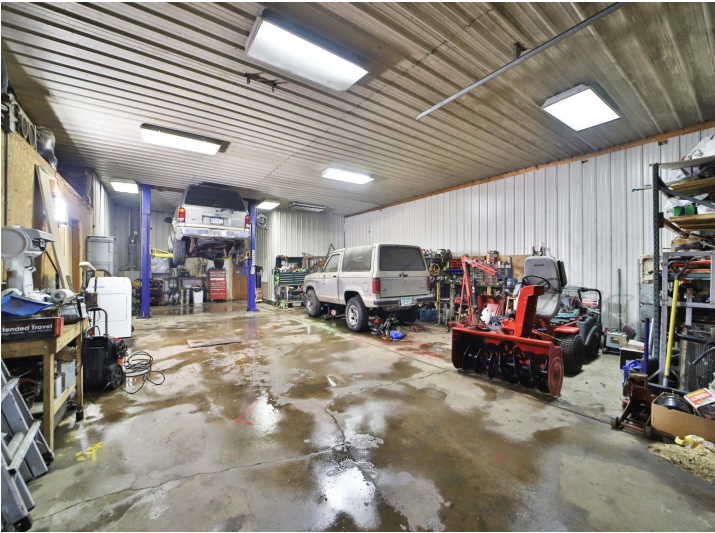
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