



MLS 6824708 Commercial

\$169,900

15912 Co Highway 6
Lake Park MN 56554

Status: Active

Description:

Introducing a brand-new 2024 premium storage unit located in a professionally maintained association complex. Built in August 2024, this post-frame structure offers exceptional durability, oversized clearance, and high-quality materials throughout make it ideal for boats, recreational equipment, contractor storage, vehicles, or shared multi-family personal use.

Constructed with pre-engineered double wood trusses (7'6" spacing), 16' sidewalls, and an 81' x 180' x 18' 4" building envelope, the facility is engineered for strength, longevity, and functionality. The unit features wood-frame construction, a metal roof, steel siding, and a concrete slab foundation with footings, providing a stable, low-maintenance solution for long-term storage needs. All have rough-in wiring for electric overhead garage doors.

Exterior finishes include Classic Rib 26-gauge steel in Dark Blue and Brite White, all backed by a 40-year paint warranty. Each unit includes 14' x 16' insulated overhead doors (Midland 2" Energy Saver Series) with torsion springs, PVC weather stripping, radius track and inside slide locks. Gutters and downspouts on both sides help maintain proper drainage.

Interior demising walls feature non-insulated 2x6 framing with liner steel on one side for added rigidity and separation. All utilities are managed as common elements of the development, ensuring simple ownership with no separate utility billing.

The grounds and roads are maintained by the association, with annual HOA dues of \$850 covering snow removal, site upkeep, and exterior maintenance. Unit number to be assigned (within units 207–212); updated legal descriptions will be provided upon assignment.

This newly completed facility is an outstanding option for lake-area users, small business owners, or investors seeking a stable, low-maintenance asset in a growing area.

Additional Details:

Year Built 2024

Lot Acres 2430

Lot Dimensions 30x81



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School District 1299

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Tax Year 2025



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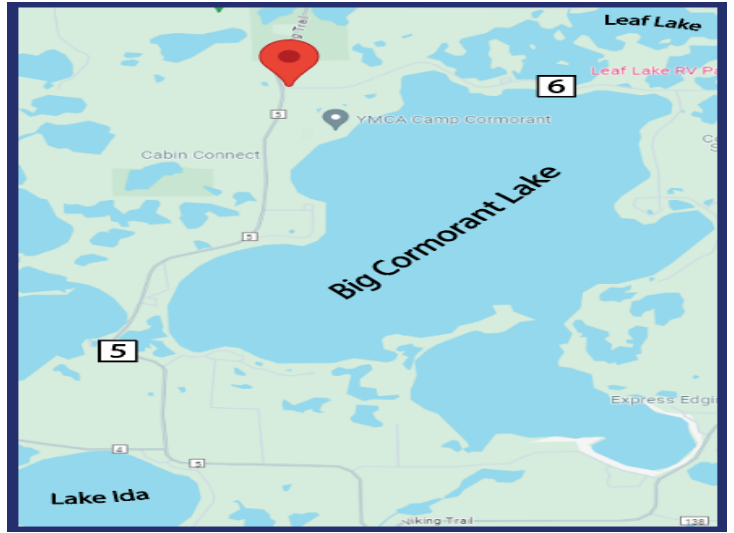
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