



MLS 6825798 Commercial

\$425,000

65756 US Highway 169
Hill City MN 55748

Status: Active

Description:

Incredible Hwy 169 Store Front. Multiple opportunities you can bring to these buildings. Larger building has in-floor heat. Partially split into 3 rooms. Wired for 3-phase but only 1-phase currently connected. SCI Broadband available up to 250 down/20 up. City sewer available from back property connection. Shared Well with property in back. 23 miles to Grand Rapids. 6 miles to the beautiful Moose River. Small Airport in Hill City to fly in and out of for your business. Seller "may" consider lease with experienced business.

Additional Details:

Year Built	2008
Lot Acres	6.11
Lot Dimensions	626x423
Garage Stalls	25
School District	959
Taxes	\$6,472
Taxes with Assessments	\$6,472
Tax Year	2025

Additional Features:

Basement: None **Fuel:** Array **Garage:** 25 **Heat:** Baseboard, Boiler, Forced Air, Hot Water, In-Floor Heating **Sewer:** City Sewer - In Street, Other **Water:** Shared System, Well **Air Conditioning:** Ductless Mini-Split

Driving Directions:

Two Miles South from Hill City on US Hwy 169 to property on left (2 buildings)



Listed By:
West Metro Real Estate Group

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



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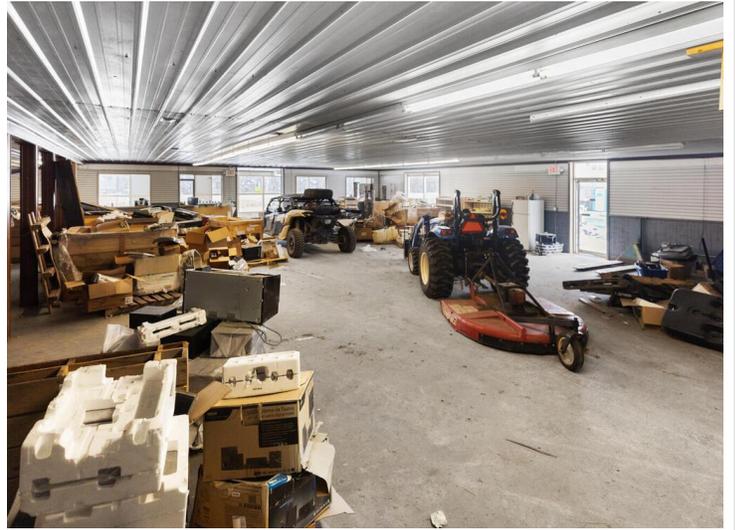
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Hill City parcel layout

Atkin County

Web-AppBuilder for ArcGIS

11/28 0 0.01 0.01 MI 1:128

11/27/2024

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