



MLS 7011381 Commercial

\$0

416 1/2 Lake Avenue  
Battle Lake MN 56515

Status: Active

**Description:**

For lease - Take a look at this prime commercial space in downtown Battle Lake. This 56' x 30', 1680 sq. ft. building has an unlimited number of potential uses. Building is recently insulated and finished inside, including a gas heater, new tin, and preparations for a 1/2 bathroom. Whether you're looking to operate a seasonal business to take advantage of the seasonal influx of traffic or are looking for space to operate a year round business, you'll want to take a look at this rare property. Utilities are in addition to monthly lease rate. Adjacent retail space also for lease and is listed separately.

**Additional Details:**

Year Built	2000
Lot Acres	0.979
Lot Dimensions	128 x 333
Garage Stalls	1
School District	1941
Taxes	\$6,720
Taxes with Assessments	\$6,856
Tax Year	2025

**Additional Features:**

**Fuel:** Array **Garage:** 1 **Heat:** Space Heater **Sewer:** Tank with Drainage Field **Water:** Private, Well **Air Conditioning:** Central Air

**Driving Directions:**

From Hwy 78 & 210, North on 78, property on left.



Listed By:  
Andrew Yaggie Real Estate

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](mailto:info@affinityrealestate.com)



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377

**Affinity**  
REAL ESTATE INC

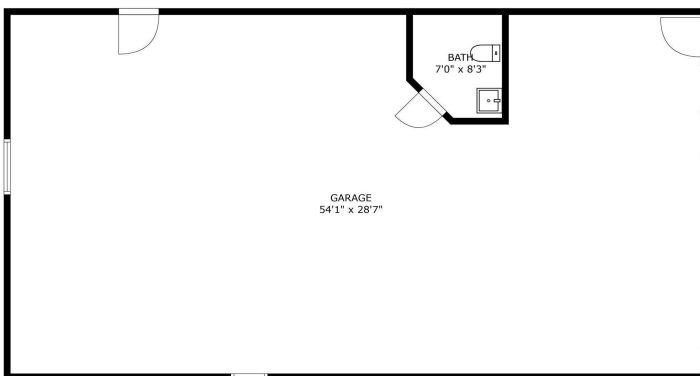
**\$0**  
MLS 7011381 Commercial  
416 1/2 Lake Avenue  
Battle Lake MN 56515



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377

**Affinity**  
REAL ESTATE INC

**\$0**  
MLS 7011381 Commercial  
416 1/2 Lake Avenue  
Battle Lake MN 56515



FLOOR 1

This FloorPlan floor plan is intended to represent the floor of the property and may not accurately represent the dimensions of each room on the property as a whole.  
Copyright © 2023 Financial Business Systems, Inc. All rights reserved.

FlōPlan

website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377

**Affinity**  
REAL ESTATE INC

**\$0**  
MLS 7011381 Commercial  
416 1/2 Lake Avenue  
Battle Lake MN 56515