



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

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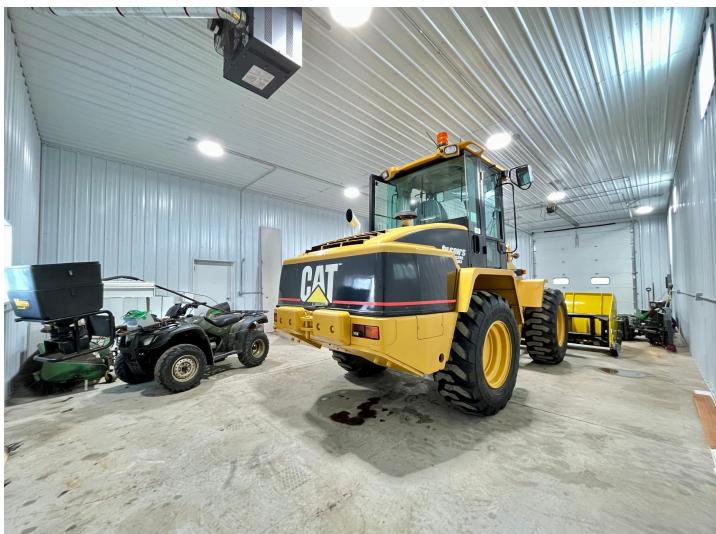
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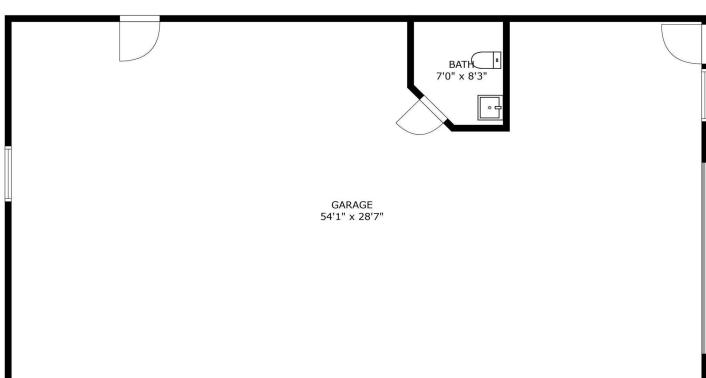
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FLOOR 1

This floor plan is intended to represent the floor of the property and may not accurately represent the dimensions of each room or the property as a whole.
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FloPlan

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