



MLS 7012038 Commercial

**\$585,000**

115 Grant Street West  
Detroit Lakes MN 56501

Status: Active

#### Description:

**LARGE-SCALE COMMERCIAL BUILDING IN THE HEART OF DETROIT LAKES!** Perfectly positioned just one block off Washington Ave & Hwy 59, this property offers Exceptional Visibility, Easy Access, and Year-Round Traffic. Currently home to a Thriving Fitness Center, the building features a Massive 6,460 SqFt footprint with Towering Ceilings, plus an additional 1,890 SqFt Upper Level [18x105], bringing the total to an impressive 8,350 SqFt.

The Main Level welcomes you with a Wide-Open 52x105 layout that includes a Reception Area, Office, Two Bathrooms, a Dedicated Salon, and a 20x50 Addition — all functioning as a Flexible, Blank Canvas ready to adapt to your vision. The layout allows for Efficient Division of Space while still supporting Large, Open-Use Concepts.

The Upper Level adds another 1,890 SqFt of Opportunity. Whether finished for Additional Commercial Use, Leased Office or Studio Space, or utilized for Storage, this level enhances both Functionality and Long-Term Value. With its Size, Layout, and Division Potential, the building is ideally suited for Multiple Businesses under one roof or a Single Large-Scale Operation seeking room to grow.

Perhaps most compelling is the Value Proposition. Compared to the Excessive Cost of Building New in today's market, this property offers a Rare Opportunity to acquire a Large Commercial Space at a cost Per Square Foot that's well under what Replacement Construction would demand — allowing buyers to allocate capital toward Customization, Expansion, or Cash Flow instead of starting from the ground up. With its Prime Location, Substantial Square Footage, and Built-In Flexibility, this property stands out as a Smart, Forward-Thinking Investment with room to grow.

#### Additional Details:

Year Built	1975
Lot Acres	0.31
Lot Dimensions	90 x 150
School District	1074
Taxes	\$3,121
Taxes with Assessments	\$3,676
Tax Year	2025



Listed By:  
Jack Chivers Realty

**Fuel:** Array **Heat:** Forced Air  
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**Driving Directions:** From Detroit Lakes, take Hwy 10 to US-59 N & turn right. Take the first right onto MN-59 E until Washington Ave, then take another right. Continue for 0.2 miles & take a right onto Grant St W. Your destination is 115 Grant Street West.



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



From Park Avenue South - Park Rapids MN 56470



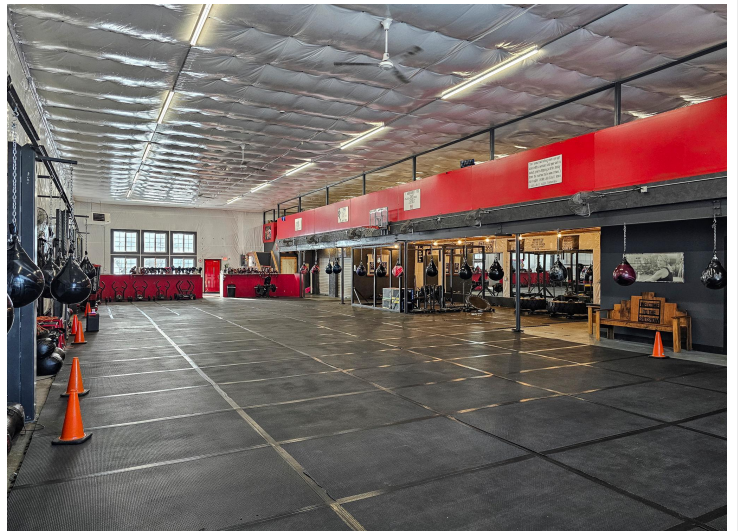


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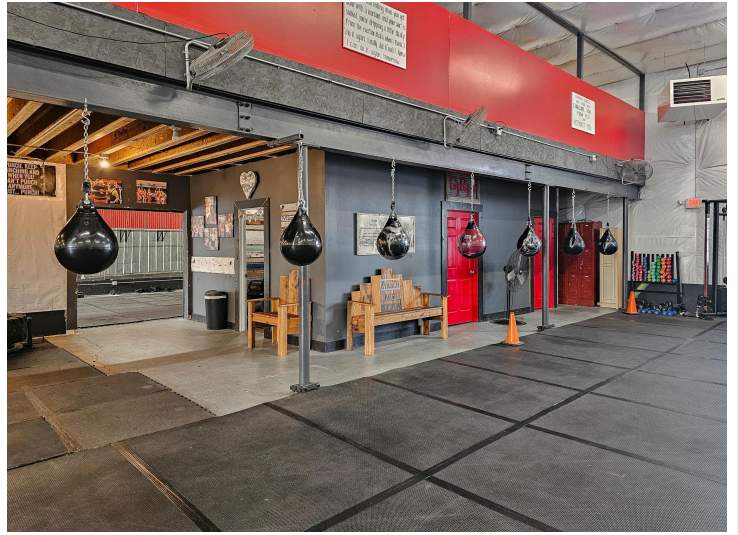


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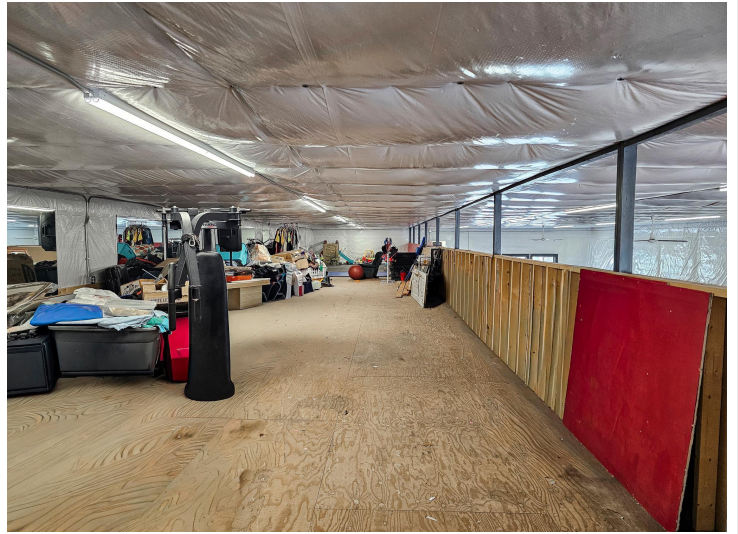


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