



MLS 7025546 Commercial

\$196,000

29474 Co Hwy 5
Ottertail MN 56571

Status: Active

Description:

Own your own storage building! Buildings available in 4 sizes: (32 x 40 x 14 - \$65,000) or (32 x 80 x 14 - \$140,000) or 40 x 96 x 14 - \$196,000) or (40 x 68 x 14 - \$149,500) Lot 7/8 & 69/70 are a 40 x 68 x 14 building with plumbed in-floor heat and (3) 16ft wide overhead doors. Building price includes premium 2x6 stick-built building with scissor trusses for increased height, eaves, two tone wainscoting & 4" reinforced concrete floors with 4' apron, insulated overhead door, rodent seal & basic 100 amp electric wiring. Optional add-ons include: insulation package, heat, extra electrical, in-floor heat, 2-door drive through available for 32 X 80 option. Low association fee covers common area & driveway maintenance plus snow removal. No water or sewer available. Site plan available. "Prices subject to change without notice due to material price fluctuation." Property and building insurance coverage at owner's expense.

- 32x40 with 1 OH door 14Hx12w
- 32x80 with 2 OH door (drive thru) 14Hx16W
- 40x68 with 3 OH door 14Hx16W
- 40x96 with 3 OH door 14Hx16W

Additional Details:

Year Built	2025
Lot Dimensions	40x96
Garage Stalls	30
School District	1945
Taxes	\$412
Taxes with Assessments	\$412
Tax Year	2025

Additional Features:

Fuel: Array **Garage:** 30 **Heat:** None **Sewer:** None **Water:** None **Air Conditioning:** None

Driving Directions:

From State Hwy 78 South on County Road 5 to storage facility on East side of Co Hwy. 5.



Listed By:
Real Broker, LLC

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