



MLS 7029813 Commercial

**\$595,000**

8055 Sautbine Road  
Walker MN 56484

Status: Active

**Description:**

Located less than two miles from Walker, this property offers an excellent opportunity for an owner-operator or as an income-producing investment. The site includes 18 storage units, currently leasing for \$150 per month, along with a heated office and multi-stall shop space that is also leased. The property features more than 8,000 total square feet, including a 1,944-square-foot heated shop and a 720-square-foot heated office area. The storage component consists of 18 units, including nine 12' x 30' units and nine 12' x 24' units. Positioned on a high-traffic road just one-quarter mile from a main state highway, the property benefits from strong visibility and convenient access. A current certificate of survey is available in the supplemental documents. The parcel is configured to allow for expansion, with the ability to construct two additional buildings accommodating approximately 46 additional storage units, creating significant upside potential for increased income.

**Additional Details:**

Year Built	2001
Lot Acres	2.3
Lot Dimensions	290x472x170x413
Garage Stalls	6
School District	113
Taxes	\$2,094
Taxes with Assessments	\$2,394
Tax Year	2025

**Additional Features:**

**Basement:** None **Fuel:** Propane **Garage:** 6 **Heat:** Forced Air **Sewer:** Holding Tank, Private Sewer, Septic System Compliant - Yes **Water:** 4-Inch Submersible **Air Conditioning:** Central Air

**Driving Directions:**

8055 Sautbine Road



Listed By:  
Cedar Point Realty

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