



MLS 7045165 Land

\$199,900

1.6 Acres
Raw Land

ABC Aspen Avenue
Menahga MN 56464

Status: Active

Description:

Buy here, be seen and make money! Features a prime Highway 71 location with 1.6 acres, 305ft of frontage, constant traffic flow, high visibility, a 30x40 shop (2017) and 7 income producing billboards. The building has a concrete floor, electric and a floor drain. The site provides an awesome use of space with a level footprint and convenient customer access. If you are seeking a passive investment or a hit the ground running opportunity then look no further.

Additional Details:

| | |
|------------------------|-----------------------|
| Lot Acres | 1.6 |
| Lot Dimensions | 305 x 205 x 301 x 236 |
| School District | 2286 |
| Taxes | \$1,574 |
| Taxes with Assessments | \$1,574 |
| Tax Year | 2026 |

Additional Features:

Driving Directions:

In Menahga: Go South on Aspen Ave (Hwy 71) to a left at the former Menahga Marine and Rental. Property is immediately on your right.



Listed By:
Affinity Real Estate Inc.

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



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



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$199,900
MLS 7045165 Land
ABC Aspen Avenue
Menahga MN 56464



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$199,900
MLS 7045165 Land
ABC Aspen Avenue
Menahga MN 56464