



MLS 7048962 Commercial

**\$225,000**

1701 4th Avenue  
Barnesville MN 56514

Status: Active

**Description:**

Here is your chance to own a turnkey Shop. The building itself boasts a Handicap accessible bathroom, Private office, Mechanical Room, and Large upper storage area. Keyless 24 Hour Access and Security Cameras. All spray foam insulation with 14' Side walls and a 14' x 14' insulated garage door w/Opener. Epoxy floor for easy clean up. This property is ready to go! Opportunity Knocks!

**Additional Details:**

Year Built	2022
Lot Acres	0.096
Lot Dimensions	1
Garage Stalls	1
School District	812
Taxes	\$1,947
Taxes with Assessments	\$2,986
Tax Year	2025

**Additional Features:**

**Fuel:** Array **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

**Driving Directions:**

from Barnesville go South on 13th St then turn E on 4th Ave NE property on the South Side.



Listed By:  
HomeSmart Adventure Realty (DL)

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**Call Affinity Real Estate**

**218-237-3333**

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