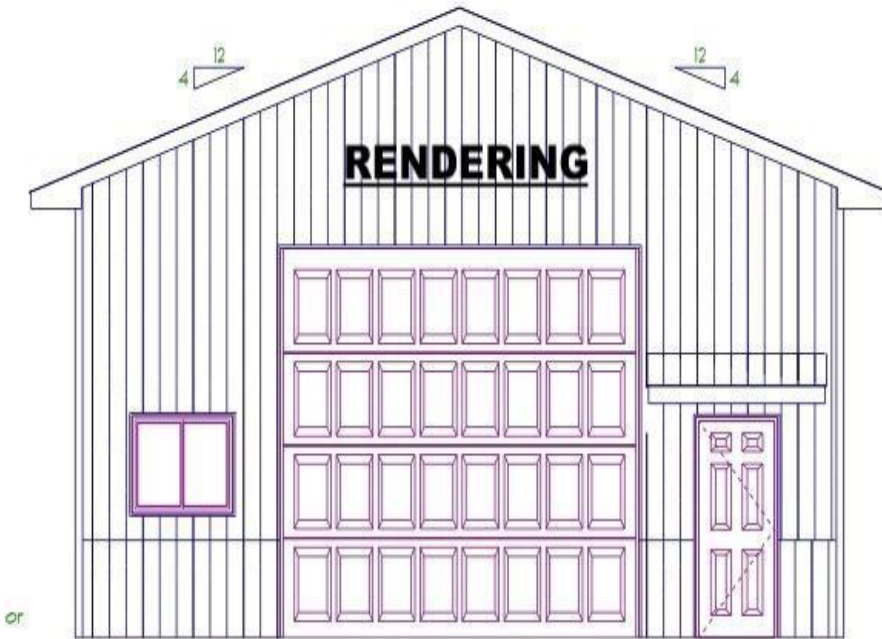


MLS 7049853 Commercial

**\$79,500**

13390 Thunderbolt Ranch Road  
Lake Park MN 56554

 Status: Coming Soon



**Description:**

(CIC) Storage Community in a rural setting close to Lake Ida by Cormorant, MN. This development is tucked away on a private, dead end road with minimal traffic. Shed's are stick built with 2" by 6" walls. Factory engineered truss rafters, 4' oc, 42/4/6 loading, 4/12 pitch. Colored G-100 tensile strength steel. Insulated, Overhead door size 16'x12' with opener. Steel wainscot around building, building wrap around interior. Tyvek on roof. 24" soffit system around building, 2' eave and 2' gable overhang. Seamless gutters with one downspout (will be installed prior to closing). 4" concrete slab, 4,000 psi reinforced. One 3' insulated, steel, walk-in door, five stationary windows (3'x4'). This unit does not have electricity. Electricity can be added for an additional cost. Exterior light to be installed to match other units. Up to 67 units to be built in the development.

**Additional Details:**


Year Built	2026
Lot Acres	1472
Lot Dimensions	32' x 46'
Garage Stalls	1
School District	1299
Taxes	\$36
Taxes with Assessments	\$36
Tax Year	2026

**Additional Features:**

**Fuel:** Array **Heat:** None

**Driving Directions:**

Cormorant: County Highway 5 on County Highway 11. Go for 72 ft, Turn right onto County Highway 5, Go for 1.8 mi, Turn left onto County Highway 4, Go for 1.0 mi, Turn left onto W Lake Ida Ln. Go for 1.1 mi, Turn right onto W Lake Ida Ln. Go for 0.3 mi, Turn right onto Thunderbolt Rch Rd, go .5 miles.



Listed By:  
Minnesota Lands and Homes -Fergus Falls

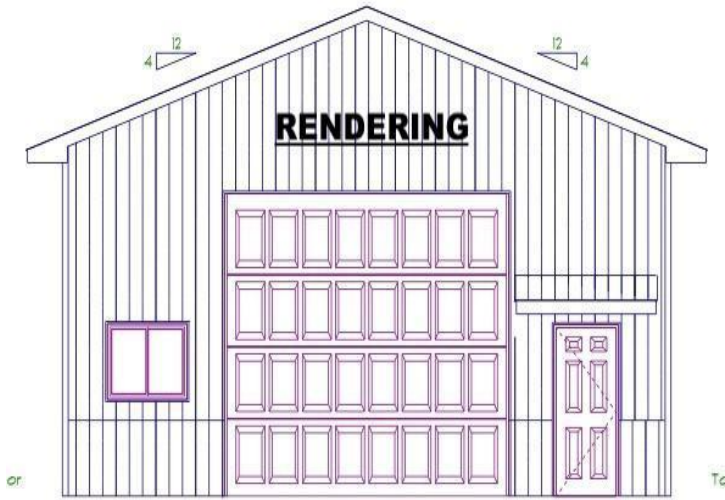
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