

MLS 7051129 Commercial

$125,000

34070 State Highway 371
Pequot Lakes MN 56472

Status: Active

Description:

Great mixed use business opportunity with excellent visibility and high traffic counts on State Highway 371 in Jenkins! This property has a C-1 commercial zoning designation with 125 feet of frontage and parking on HWY 371 in a 45 mph zone which increases visibility and ease of access. Updates in recent years include: metal roof, new septic system, drilled well and pressure tank, forced air natural gas furnace, central air, water heater, and electrical panels. This property features 1,760 square feet on the main floor and approximately 500 square feet in the upper level. The attached 24 x 26 garage has a ceiling mount gas heater and garage door opener. The 16 x 24 detached garage is great for extra storage space. The property is part of an estate and is being sold as-is. There are three 1/2 bathrooms on the main floor, laundry area, and multiple rooms including a partially finished kitchen. The property is priced to sell and reflects the current condition of the property.

Additional Details:

Year Built	1943
Lot Acres	0.37
Lot Dimensions	125 x 130
Garage Stalls	4
Taxes	$1,359
Taxes with Assessments	$1,384
Tax Year	2026

Additional Features:

Basement: Block, Crawl Space, Partial, Unfinished **Fuel:** Natural Gas **Garage:** 4 **Heat:** Forced Air **Sewer:** Private Sewer, Tank with Drainage Field **Water:** 4-Inch Submersible, Drilled, Private, Well **Air Conditioning:** Central Air

Driving Directions:

Corner of HWY 371 & Second Street in Jenkins

Listed By:
Edina Realty, Inc.

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








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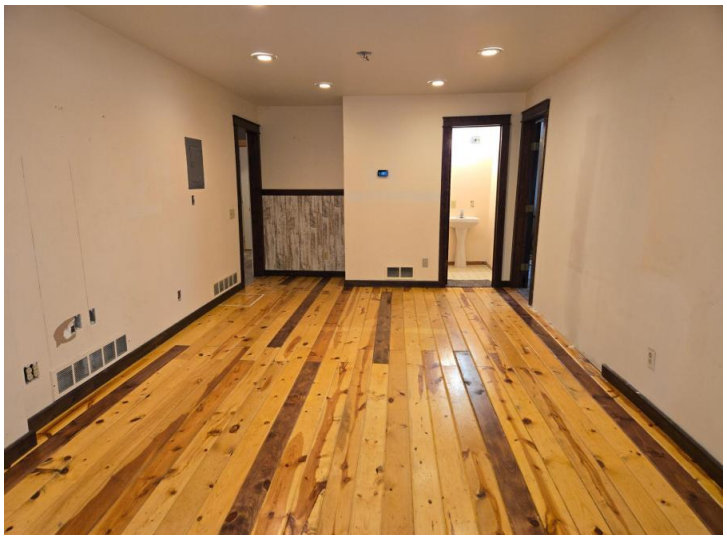


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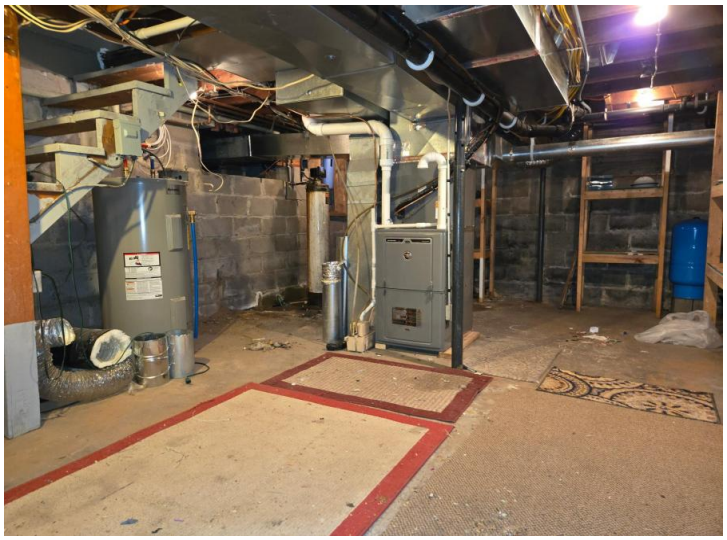







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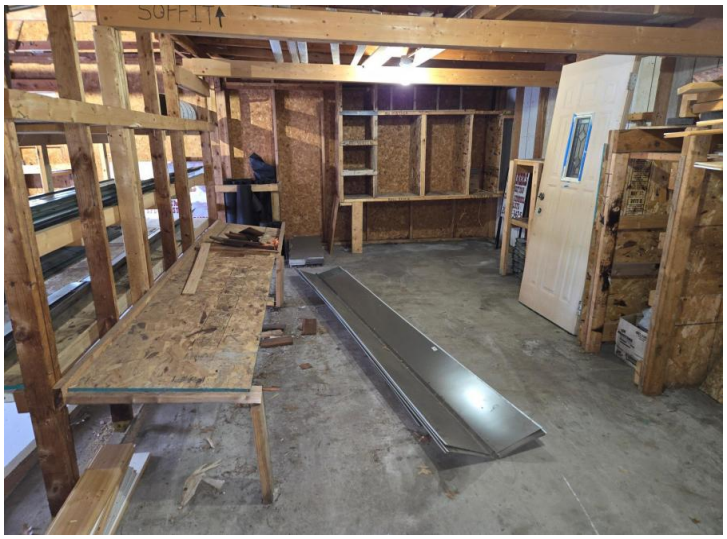


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