



MLS 7054133 Commercial

\$85,000

9656 County Road 16
Pequot Lakes MN 56472

Status: Active

Description:

Ideal Storage Unit 11 is a prime opportunity located in the highly regarded Ideal Storage Facility, known for its outstanding location. The facility boasts all hard-surfaced, black-topped driveways for easy access and a locked entrance gate. The largest unit in the facility at approximately 1,210 square feet, Unit 11 comes equipped with a top-notch security system, new LED lighting, multiple 110-volt indoor outlets, a dedicated service door, a 3-foot concrete apron and a 10-foot high door. Notably, all buildings received an upgraded roof in 2024. The annual association fee for 2026 is set at just \$918 and includes snowplowing, all taxes, insurance and utilities. Owners of Ideal Storage Units receive a stock certificate for their unit. Immediate possession of this unit is available—seize this opportunity now!

Additional Details:

Year Built	1996
Lot Acres	2.89
Lot Dimensions	536 x 677 x 395
Garage Stalls	3
School District	909
Taxes	(unreported)
Taxes with Assessments	(unreported)
Tax Year	2026

Additional Features:

Fuel: Array **Garage:** 3 **Heat:** None **Sewer:** None **Water:** None

Driving Directions:

Storage unit 11 is located at the junction of County Road 16 and County Road 39 in Ideal Township. It has the address of 9656 County Road 16.



Listed By:
Larson Group Real Estate/Kelle

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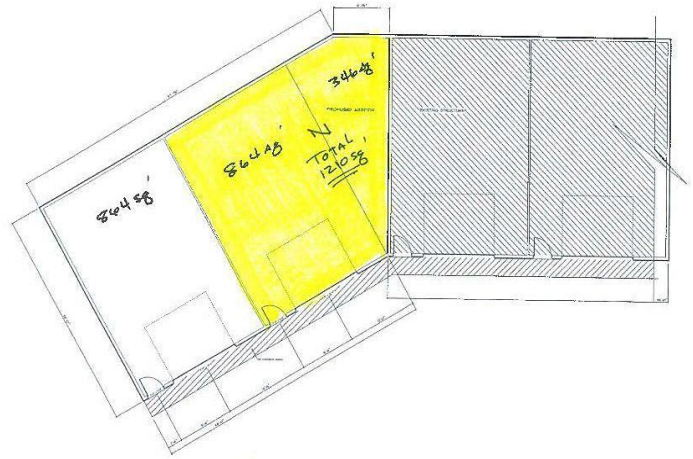
Call Affinity Real Estate

218-237-3333

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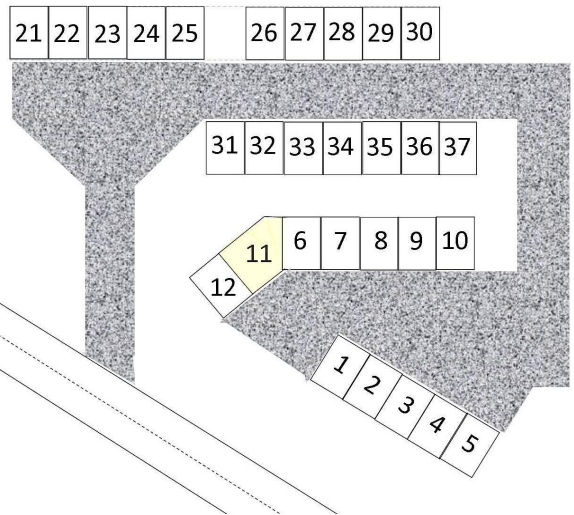
FLOOR PLAN
SCALE: 1/4" = 1'-0"



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