



MLS 7068919 Commercial

**\$699,900**

43950 N Boedigheimer Dr  
Perham MN 56573

Status: Active

**Description:**

HIGH-VISIBILITY COMMERCIAL OPPORTUNITY ON 5 ACRES! Endless potential awaits with this Versatile 9,000 SqFt Steel Construction building set on a Sprawling 5-Acre parcel along bustling Highway 78. With its Prime Location, Excellent Exposure, and easy accessibility, this property is well positioned for a wide range of Commercial, Storage, Service, or Business uses.

The building features an Open-Concept layout, 14 Ft sidewalls, Oversized Overhead Doors, and more than 125,000 cubic feet of usable space, making it ideal for Shipping, Receiving, Equipment Storage, Inventory, Manufacturing, or multi-use business operations.

Whether you're looking to accommodate one large enterprise, create space for multiple business ventures, or expand your current operation, this property offers the Flexibility and Visibility to bring your plans to life. Opportunities like this along a high-traffic corridor are hard to find. Bring your vision and make this 5-Acre property work for you!

**Additional Details:**

Year Built	2024
Lot Acres	5
Lot Dimensions	428 x 510
Garage Stalls	2
School District	549
Taxes	\$2,141
Taxes with Assessments	\$2,192
Tax Year	2026

**Additional Features:**

**Fuel:** Natural Gas **Heat:** None

**Driving Directions:**

From Perham, head South on Hwy 78 for about 5 Miles, or until N Boedigheimer Dr, then turn right. Your destination will be the first approach on the left



Listed By:  
Jack Chivers Realty

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**Call Affinity Real Estate**

**218-237-3333**

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



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