



MLS 7070140 Land

**\$18,499**

3837.61 Square Feet  
Plat Designed

TBD County Road 60 Unit #6  
Frazee MN 56544

Status: Active

**Description:**

Septic and Well Permitted! Toy Storage Unit Opportunity in the heart of lakes country between Rose Lake and Long Lake! 5 minutes from Vergas, 12 minutes from Frazee, 12 minutes from Perham, and 20 minutes from Detroit Lakes! This lot, located within a CIC, offers a versatile space to fit your needs with a to-be-built 40 X 64 storage unit. Option to add a septic system and well provides added flexibility. Create your ideal man cave, retreat, workshop, warehouse, or simply use it as secure storage for all your lake toys. Add non-permanent living quarters, which would be the perfect "play and stay" setup for enjoying everything the surrounding lakes area has to offer. Don't wait! Design and build your storage solution today!

**Additional Details:**

Lot Acres	3837.61
Lot Dimensions	52.57 x 73
School District	549
Taxes	\$294
Taxes with Assessments	\$294
Tax Year	2025

**Additional Features:**

**Driving Directions:**

From Vergas 66 Gas & Convenience, head toward S 1st Ave. Turn left onto S 1st Ave. Turn right onto E Main St drive 3.7 mi. Continue onto CO HWY 60. The property will be on the left.



Listed By:  
RE/MAX Advantage Plus

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



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



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



**\$18,499**  
MLS 7070140 Land  
TBD County Road 60 Unit #6  
Frazee MN 56544



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377



**\$18,499**  
MLS 7070140 Land  
TBD County Road 60 Unit #6  
Frazee MN 56544