



MLS 7070803 Commercial

**\$149,900**

207 1st Street  
Crosby MN 56441

Status: Active

**Description:**

Prime commercial opportunity in the heart of Crosby! This 576 sq ft commercial building sits on a generous 50x125 lot zoned Business/Commercial, offering plenty of room to expand your footprint down the road. Investor-friendly with a renter already in place — start generating income from day one! Or purchase for your own business and take advantage of the flexible commercial zoning with room to grow. Built in 1990 with a durable metal exterior and roof, forced air natural gas heat, central air conditioning, city water and sewer, and clean drywall construction throughout. Four off-street parking spots plus on-street parking keep things convenient for customers and employees alike. Level lot with light tree coverage and excellent paved road frontage just off Highway 6 provides great visibility and easy access. An affordable entry point into commercial real estate ownership in a thriving community — don't miss this one!

**Additional Details:**

Year Built	1995
Lot Acres	0.14
Lot Dimensions	50x125
School District	182
Taxes	\$1,641
Taxes with Assessments	\$1,666
Tax Year	2026

**Additional Features:**

**Fuel:** Natural Gas **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

From 4 Way Stop In Crosby Go North on Highway 6, right on 1st Street to property on left.



Listed By:  
Coldwell Banker Crown Realtors

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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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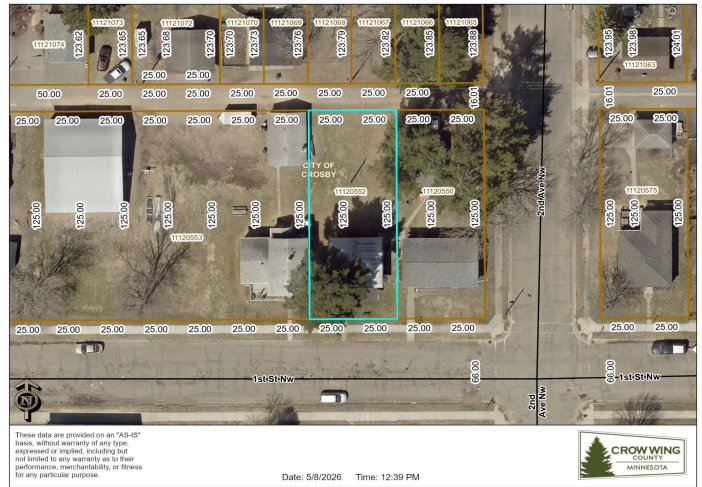
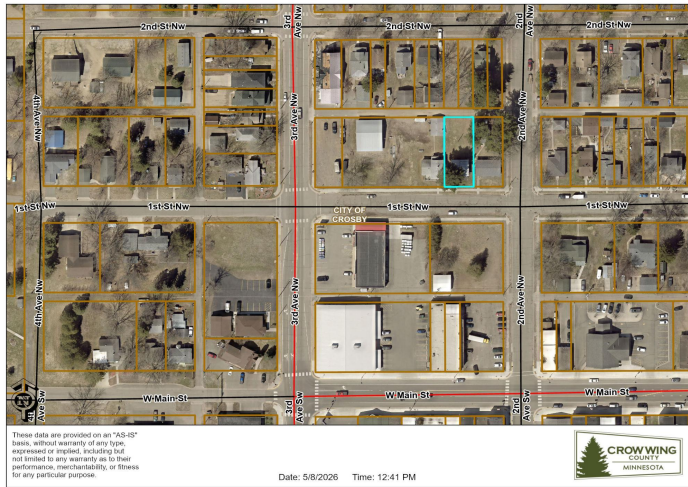
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