



Rendering - Final design subject to change



MLS 7081930 Commercial

\$156,200

24247 BASS HARBOR Trail
Pelican Rapids MN 56572

Status: Active

Description:

Unit 14 - Premium Storage Unit Between Lake Lida & Lake Lizzie

Located in a prime corridor with direct access from County Road 4, this high-quality storage unit offers an ideal solution for your lake toys, vehicles, or personal storage needs. Each unit includes the lot, site preparation, and an exterior shell with 13'-8" sidewalls and a 14'x14' insulated overhead door. A 5' canopy provides added weather protection over the service door.

This upgraded unit includes stubbed-in water access and is allows for a private holding tank within the parcel. Holding tank installation and ongoing maintenance are the responsibility of the owner, allowing added flexibility and utility potential for future use.

Built to last, these units feature factory-engineered truss rafters with a 3.5/12 roof pitch, black steel wainscoting for a clean, finished look, and a 5" concrete slab with an oversized apron for easy access and maneuvering.

Yearly HOA fees and taxes TBD.


Standard features:

- (1) 3' insulated steel walk-in door
- (3) 3'x3' stationary windows
- 200-amp electrical panel and outlet are included. Additional electrical service capacity is available as an upgrade.
- Utility-ready with water stubbed in

Optional upgrade packages:

- Insulation Package
- HVAC Package
- Electrical Package
- Bathroom/Water Package

Yearly HOA fees and taxes TBD. Units are intended for storage purposes only. Living quarters are not permitted.

	Includes common area and driveway maintenance, debris removal, Current property tax amounts do not include building improvements. Final taxes and assessments to be determined by the county.
Year Built	2025
Lot Acres	0.06
Lot Dimensions	77x36
School District	548
Taxes	(unreported)



Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com



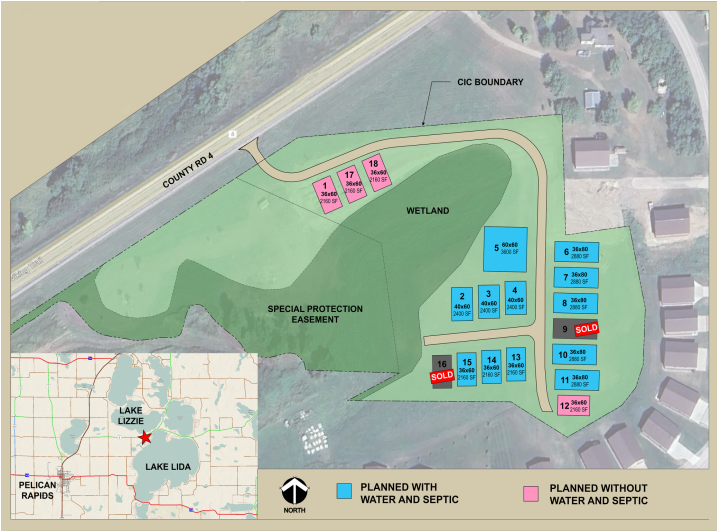
Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



Rendering - Final design subject to change



Rendering - Final design subject to change



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$156,200
 MLS 7081930 Commercial
 24247 BASS HARBOR Trail
 Pelican Rapids MN 56572