



MLS 7083323 Land

**\$89,900**

0.033 Acres  
Finished Lot(s)

8624 LOT 22 50th Ave  
Brainerd MN 56401

Status: Active

**Description:**

Great opportunity to own affordable storage without the high overhead costs. Conveniently located just off HWY 371 for easy access — pick up your toys on your way north and drop them off when heading south. This gated community provides each owner with a private entry code.

All units are 30' x 48' with 16' high side walls, 14' x 14' garage doors, and polished floating slabs (4" thick with reinforced edges). Each unit includes basic electrical: panel, outlets, lighting, and a garage door opener outlet. Owners have the option to insulate and heat their units, with separate electric meters or space for a small propane tank.

Low annual dues cover snow removal, gravel road upkeep, gate maintenance, and reserves.

**Additional Details:**

Lot Acres	0.033
Lot Dimensions	30x48
School District	181
Taxes	\$902
Taxes with Assessments	\$902
Tax Year	2025

**Additional Features:**

**Driving Directions:**

From Brainerd-HWY 371 S for 5 miles



Listed By:  
Real Broker, LLC

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**

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## Available Units

Below is a map of all of our units. Any unit in red is sold, all others are available.

● Sold ● Coming 2026



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