



MLS 7089511 Commercial

\$274,900

25174 Co Hwy 6
Detroit Lakes MN 56501

Status: Active

Description:

LOCATION-LOCATION! Your chance to own in SOLD OUT LAKER ISLAND STORAGE ON CO RD 6 & HWY 59 IN DL. 48' x 60' Storage Building - 2,880 sq ft -Hydronic In-Floor Heat - Nat. Gas Boiler - Fully Insulated - Natural Gas - Water - Private Holding Tank - Plenty of Space for Storage, Toys, or a Workshop. Opportunity to own a well-equipped storage condo with upgrades already in place. Situated on an island for an added layer of security, this unit consist of top-grade materials & superior construction: Factory engineered truss rafters, 4' oc, 42/4/6 loading, 4/12 pitch. Colored G-100 tensile strength steel. Bracing installed to maximize wind loading design. 20'x14' 2" energy saver overhead door w/ opener. Steel wainscot around building. Concrete slab, w footings & 4' apron. Owners have exclusive access to wash bay & private club house - equipped w 2 baths, kitchenette, lounge seating, high top tables, 2 tv's, gas fireplace, deck & crow's nest gathering space. \$600 annual association fee includes use of club house, wash bay, snow removal & mowing. UNIT #81 (East wall will have liner panel installed prior to close).

Additional Details:

Year Built	2022
Lot Acres	0.07
Lot Dimensions	48x60
Garage Stalls	1
School District	22
Taxes	\$844
Taxes with Assessments	\$864
Tax Year	2026

Additional Features:

Fuel: Natural Gas **Garage:** 1 **Heat:** Boiler, In-Floor Heating **Sewer:** Holding Tank **Water:** Shared System, Well **Air Conditioning:** None

Driving Directions:

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Listed By:
REMAX Lakes Region

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Call Affinity Real Estate

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