

MLS 7105229 Commercial

$2,200,000

29 County Road 63
Grand Rapids MN 55744

Waterfront: Mississippi River

Status: Active

Description:

This one-of-a-kind commercial office building offers exceptional flexibility and investment potential on approximately 3.7 beautiful wooded acres overlooking the Blandin Reservoir on part of the Mississippi River. Whether you're seeking a premier corporate headquarters, professional office space, or an income-producing investment, this property is designed to accommodate a wide range of business opportunities. The thoughtfully designed layout allows for a single owner-occupied business or the potential to divide the building into as many as three separate business spaces, each with its own front entrance. The impressive two-story center section features private offices on the upper level and a spacious conference room on the main level, creating an ideal environment for collaboration and client meetings. Additional amenities include in-floor heat throughout the building, central air conditioning, six bathrooms, a paved parking lot, and a covered carport on the east side of the building. Multiple outdoor spaces provide the perfect setting to enjoy the peaceful surroundings, including an upper-level deck off the offices and a main-level deck adjoining the conference room, both overlooking the Mississippi River and Blandin Reservoir.Combining functionality, comfort, and an exceptional nature setting, this remarkable property presents a rare opportunity for businesses, investors, and entrepreneurs alike.

Additional Details:

Year Built	1998
Lot Acres	3.7
Lot Dimensions	IRR
Taxes	$23,579
Taxes with Assessments	$23,984
Tax Year	2026

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air, In-Floor Heating **Sewer:** City Sewer - In Street, Private Sewer **Water:** Drilled, Well **Air Conditioning:** Central Air

Driving Directions:

From Grand Rapids, take Hwy 2 W, to left on CR 63 to property on right.

Listed By:
EDGE OF THE WILDERNESS REALTY

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

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








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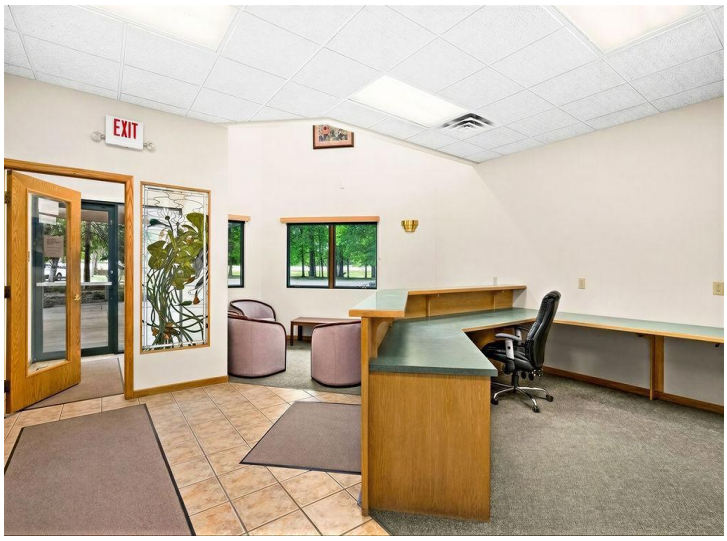

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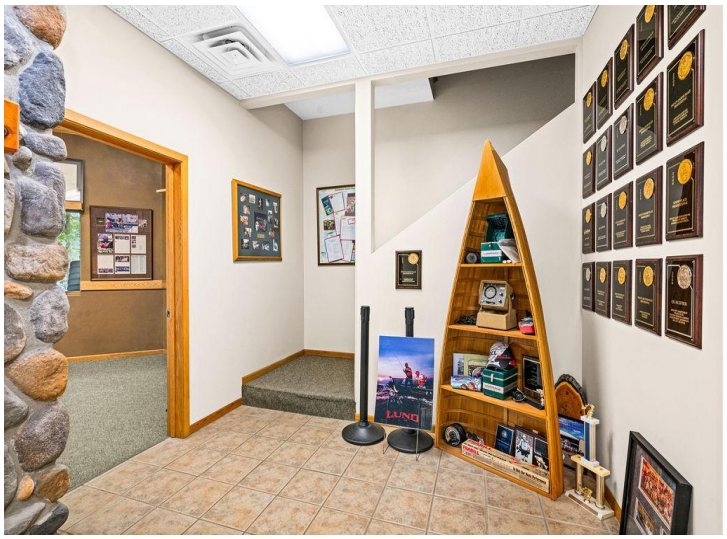
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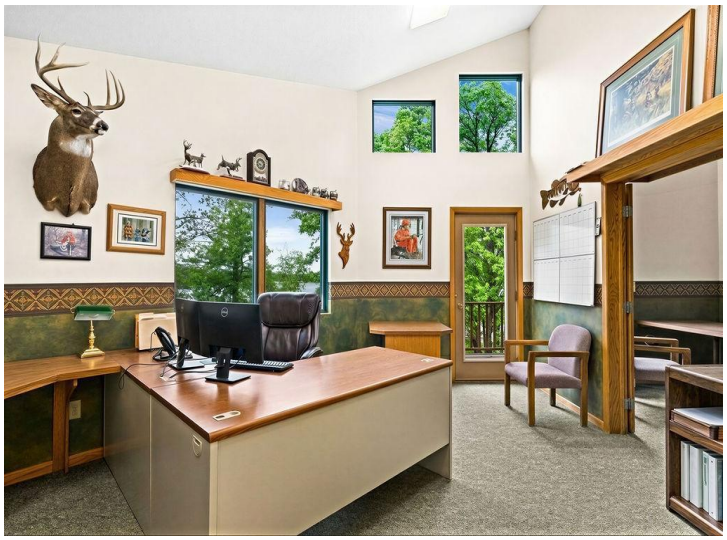


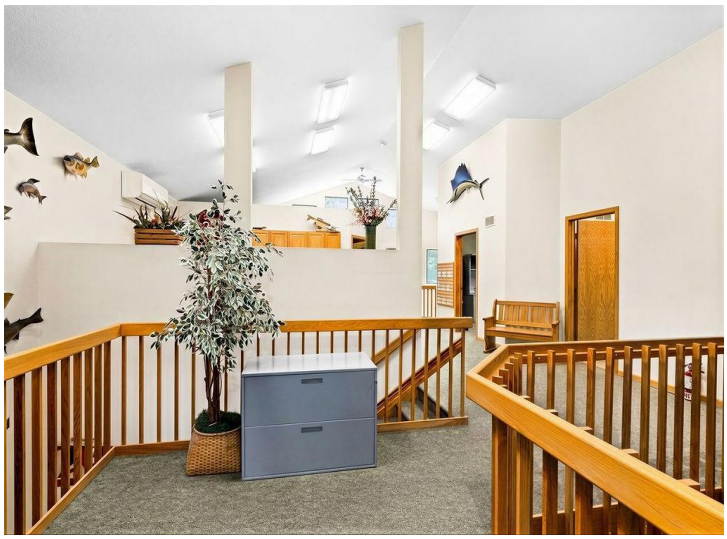


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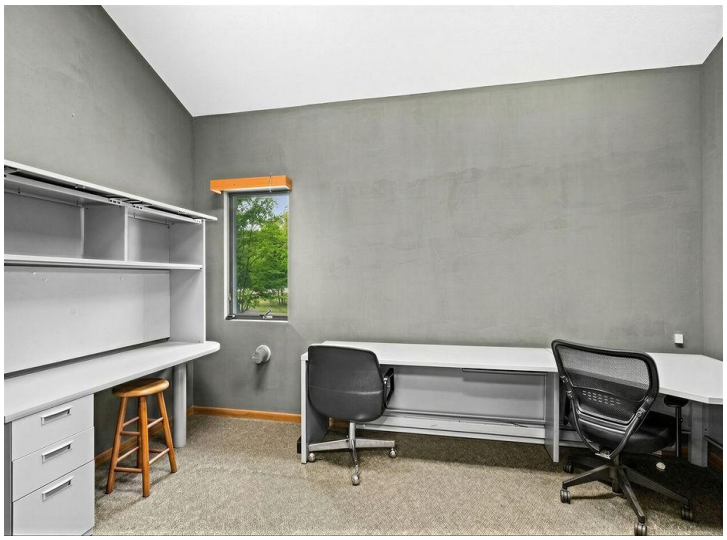



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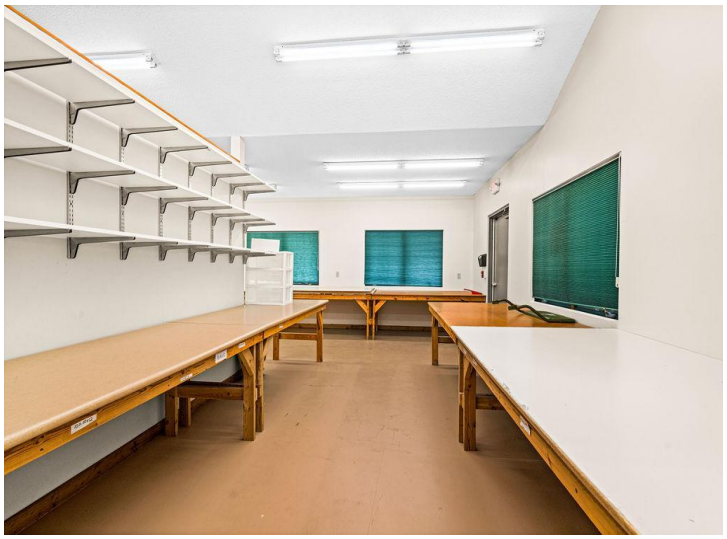
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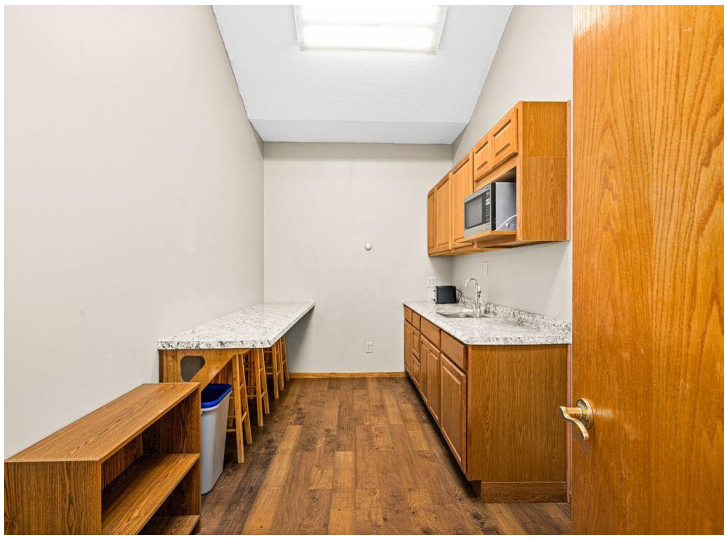






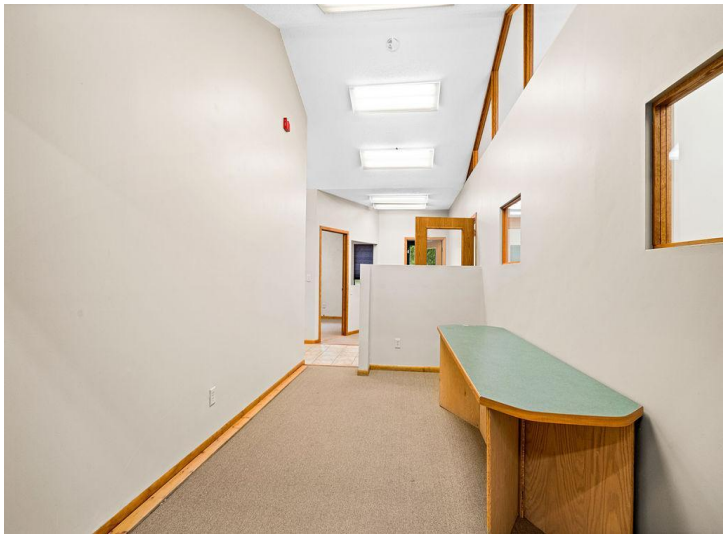






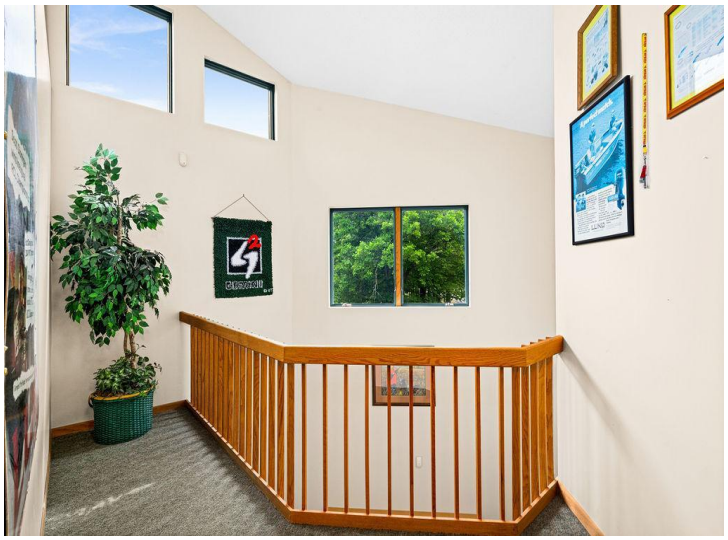
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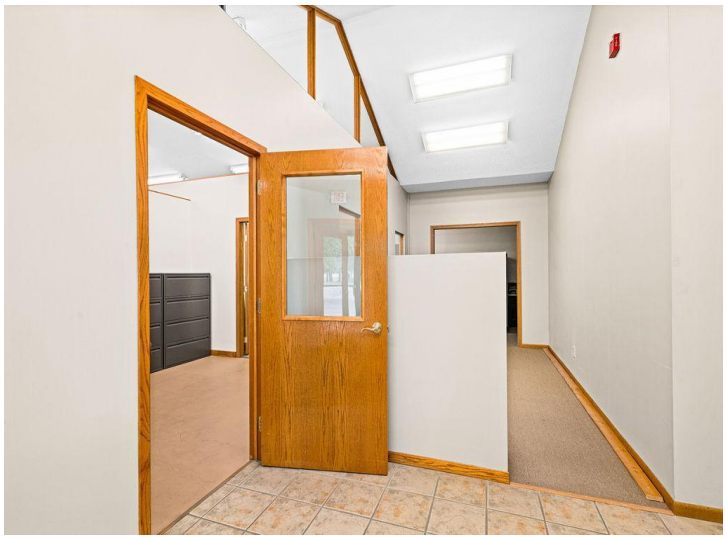
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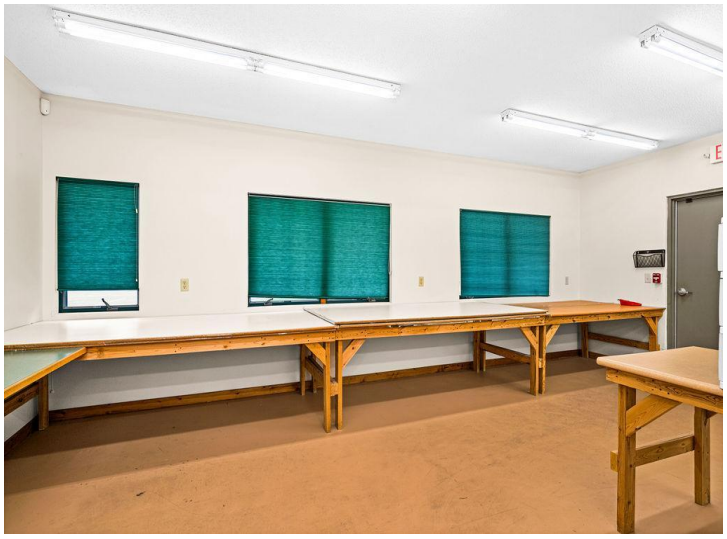




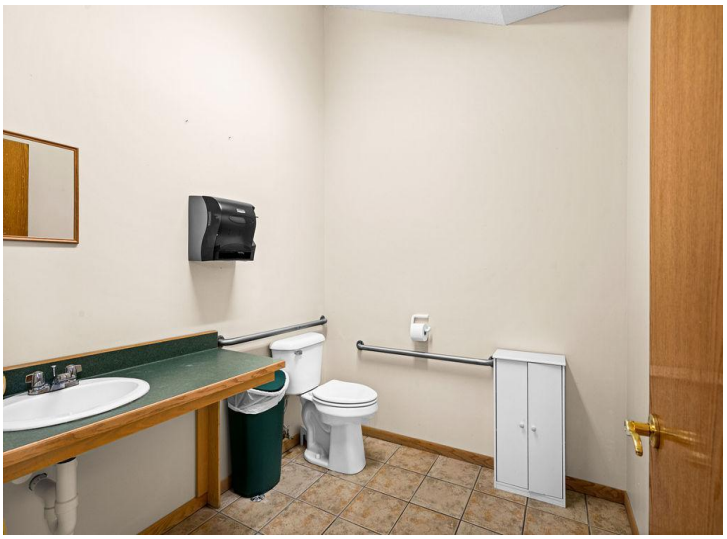


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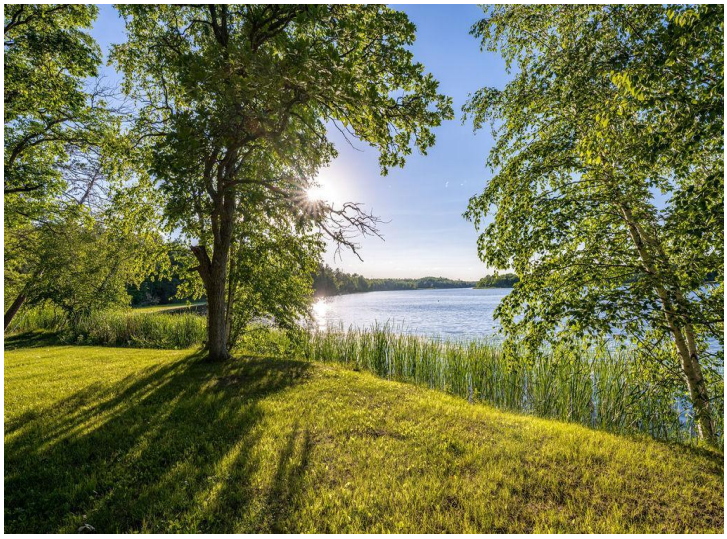


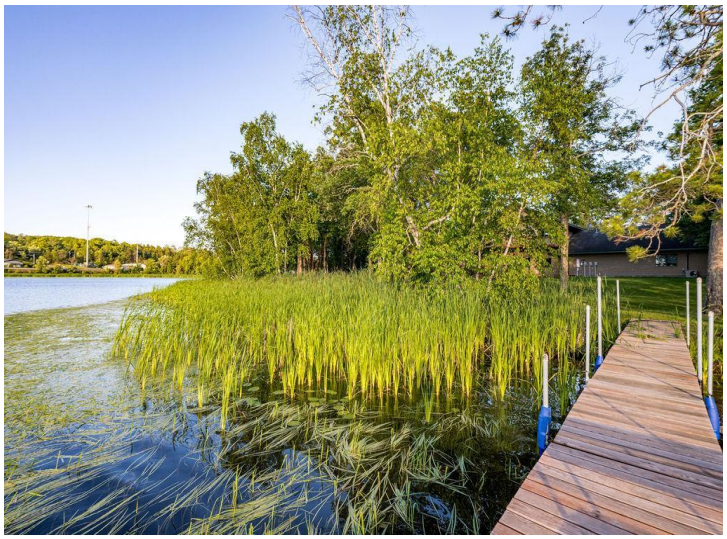


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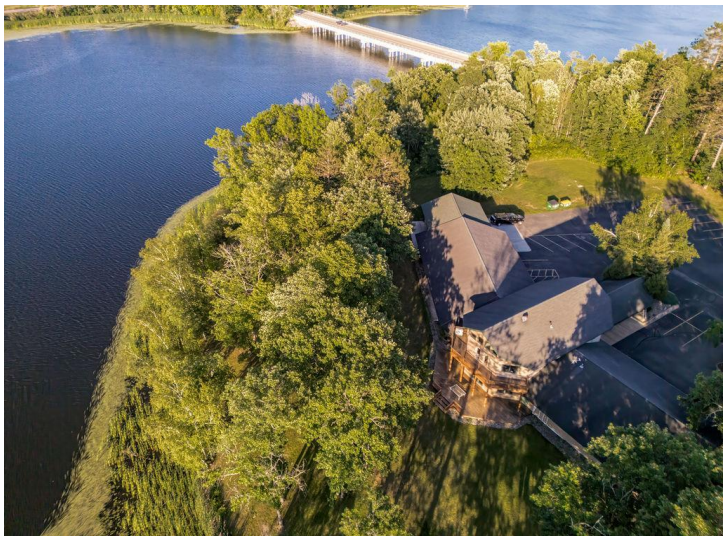





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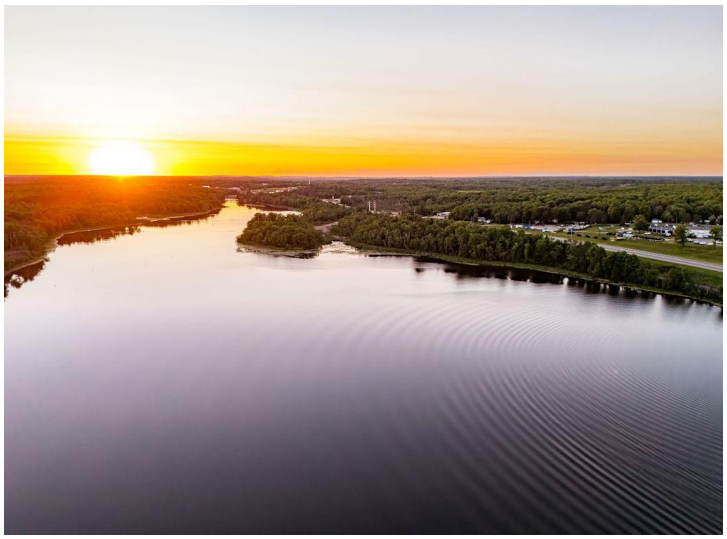



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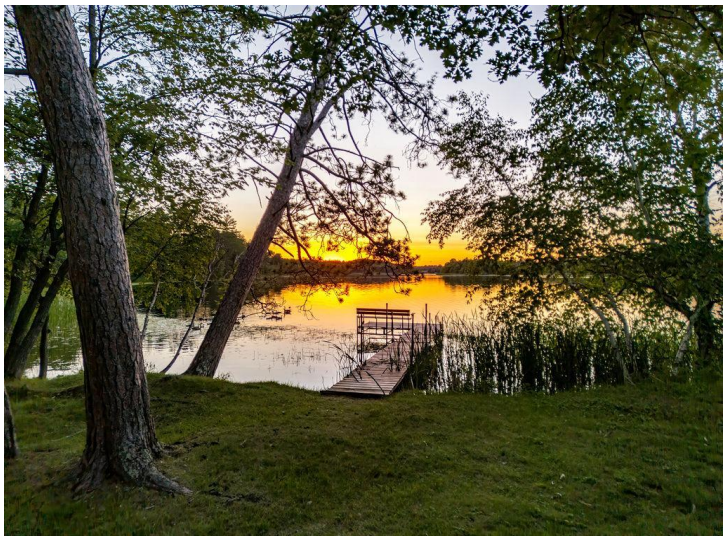


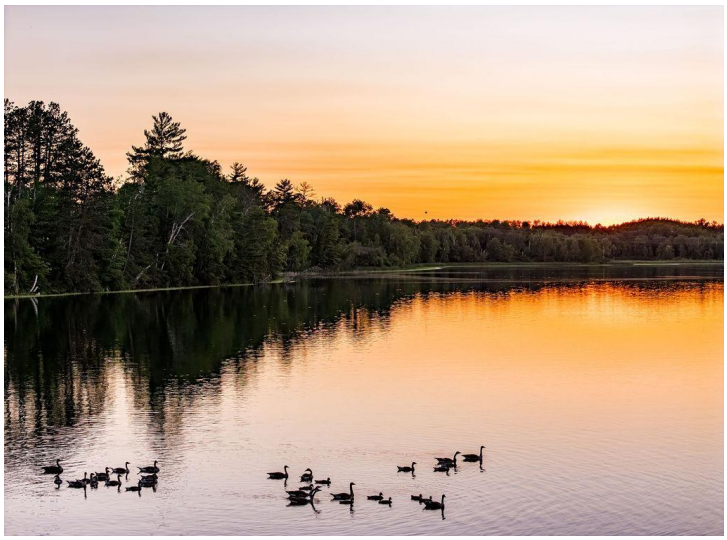

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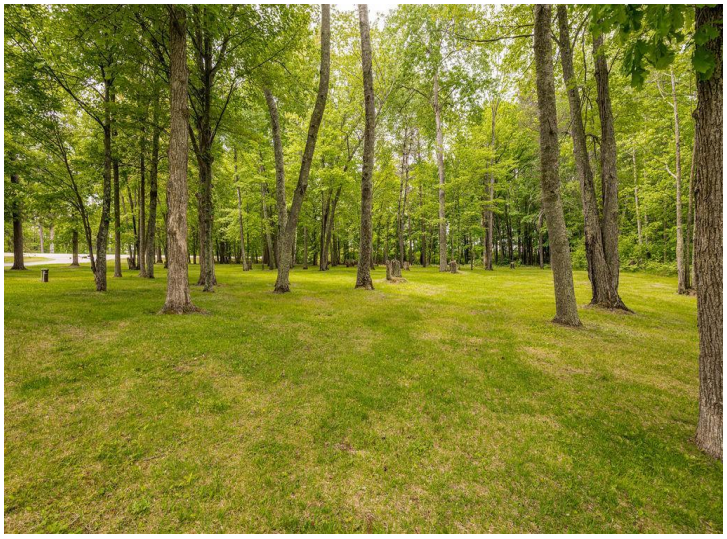


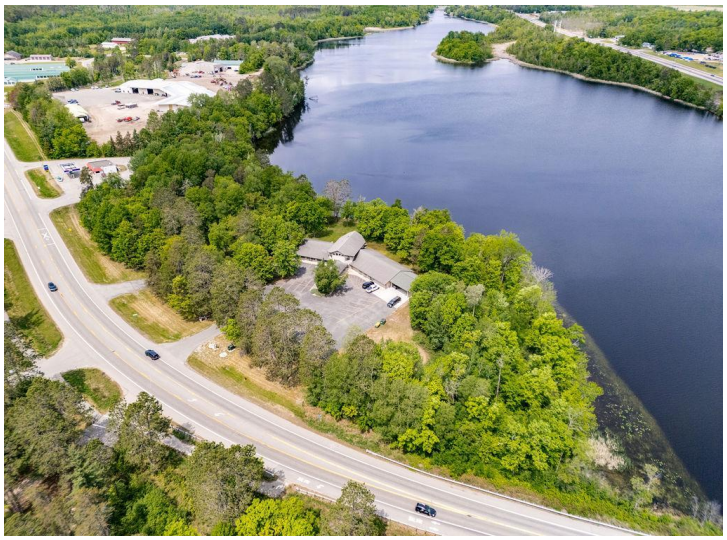


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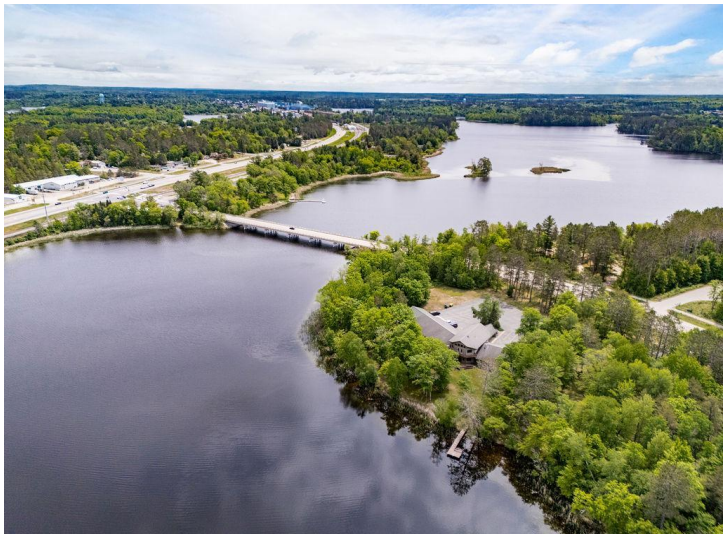







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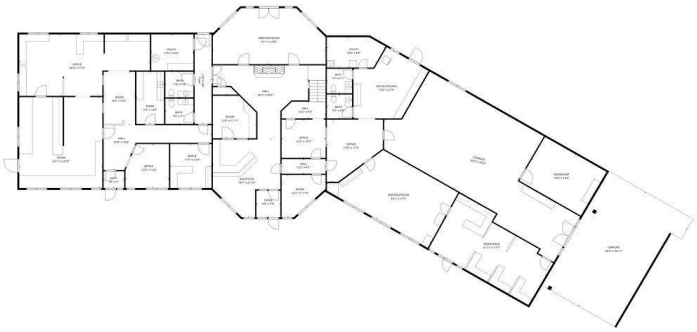






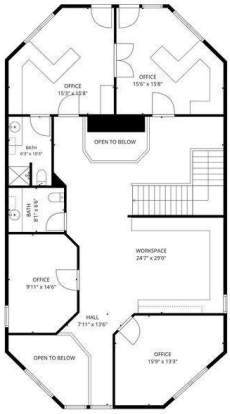

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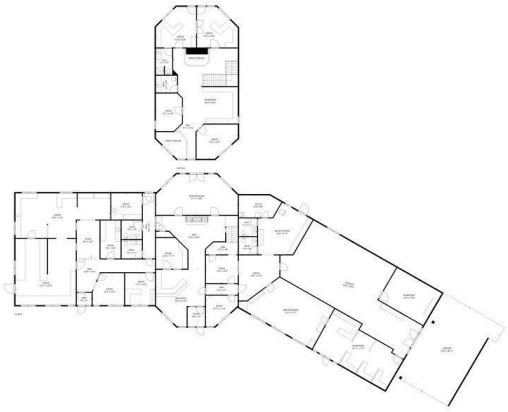
TOTAL: 7376 sq. ft
1st floor: 5822 sq. ft, 2nd floor: 1554 sq. ft
EXCLUDED AREAS: STORAGE: 1203 sq. ft, UTILITY: 240 sq. ft, CARPORT: 879 sq. ft,
OPEN TO BELOW: 140 sq. ft, WALLS: 305 sq. ft

MEASUREMENTS ARE ESTIMATED. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



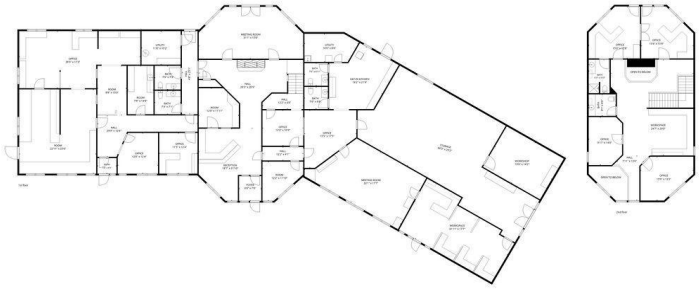
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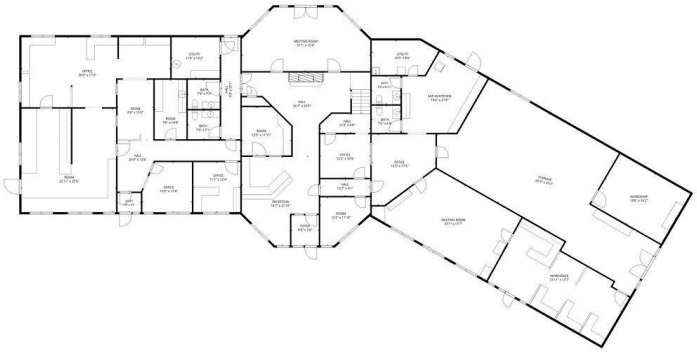
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