



MLS 7106304 Commercial

\$398,500

TBD Whitehawk Trail
Cross Lake MN 56442

Status: Active

Description:

Looking for a great location pole/storage building to store your boats, snowmobiles, 4-wheelers, lake toys, trailers, cars, and special stuff? We found the spot for you! Fawn Lake Park First Addition development is located 3 miles south of Crosslake. All sites are on a private road with access off a paved county road. Blacktop road surfaces are scheduled for 2026. The building will be insulated, with 17' side walls, 2' overhang, apron, cement floor with drain, 2-18' doors, 14' height, single entry door, no windows, with heating, electric and lighting. The building can be expanded in length should the buyer wish. The rear wall is designed to be removed with a future expansion. Jump on this amazing storage unit!

Additional Details:

Year Built	2026
Lot Acres	0.46
Lot Dimensions	100 x 200
Garage Stalls	7
School District	186
Taxes	\$330
Taxes with Assessments	\$330
Tax Year	2026

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air

Driving Directions:

From the intersection of County Rd 3 and County Rd 66 in Crosslake go south on County Road 3 for 3.2 miles. Turn right onto Fawn Lake Road and go approx .2 miles. Follow signs to White Hawk Trail.



Listed By:
Larson Group Real Estate/Kelle

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Similar to be built



Similar to be built



Similar to be built



Finished product of one the existing buildings in the development.



Similar to be built

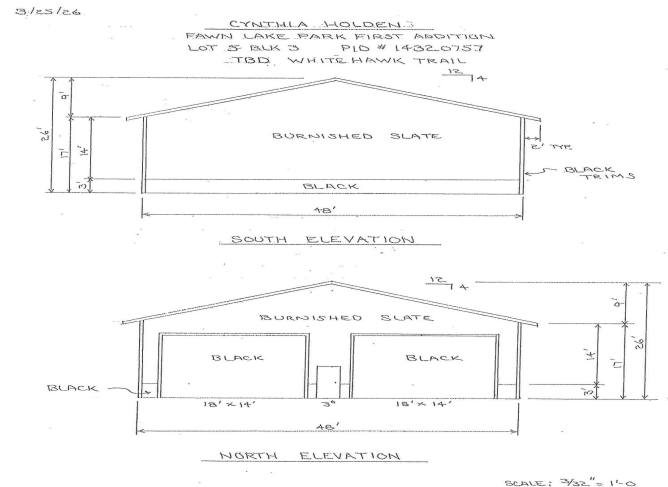
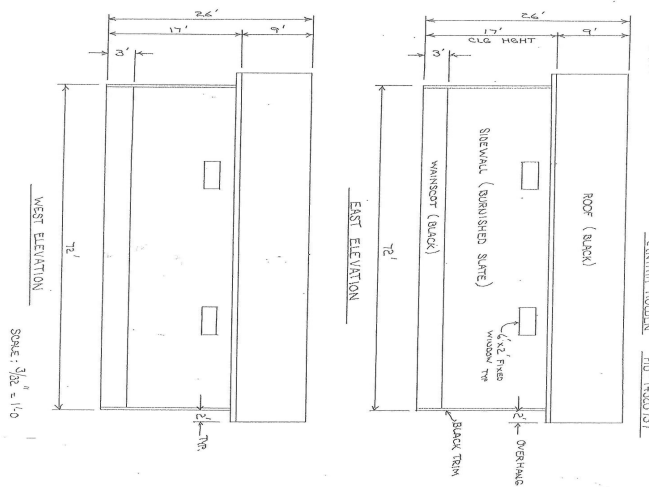
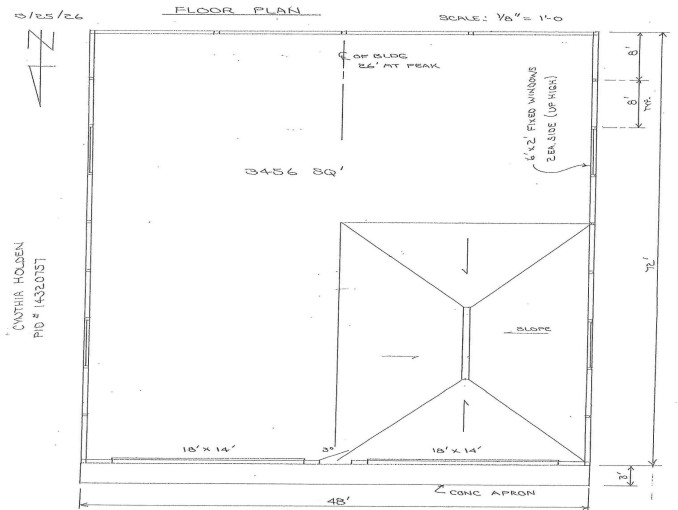
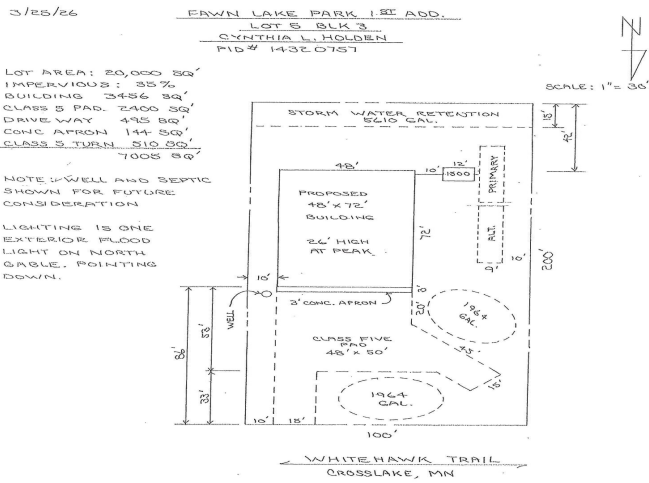
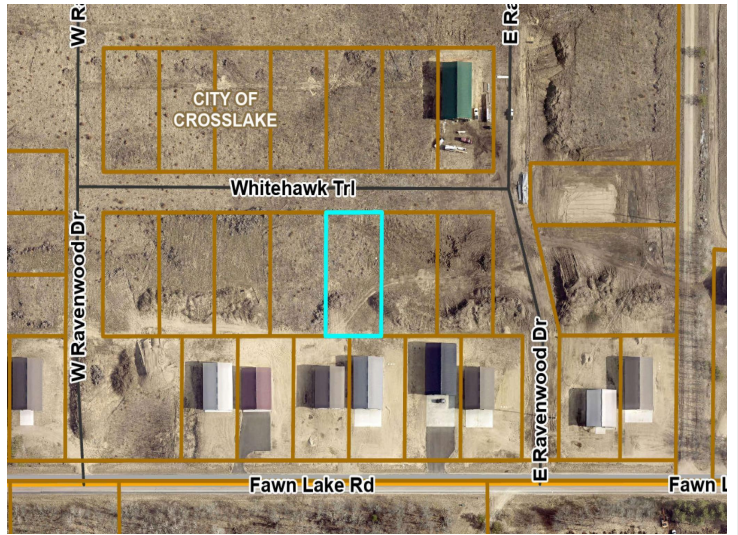
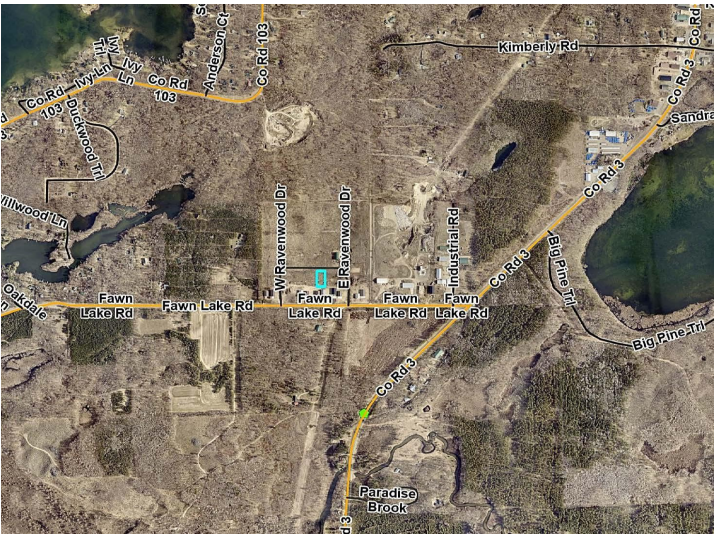


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CONTRACT

Crosslake Construction Inc.
13034 Fawn Lake Road
PO Box 400
Crosslake, MN 56442

2026-101
3/15/2026

Dean Eggena
(218) 692-4185 office
(218) 692-4182 fax
crm@crosslake.net

Purchaser:
Cynthia L. Holden
13116 Fawn Lake Road
PO Box 34
Crosslake, MN 56442

Building Location:
Fawn Lake Park First Addition
Lot 5 Blk 3 PID# 14320757
TBD WhiteHawk Trail
Crosslake, MN 56442
Crow Wing County

Pole Building Size:
48' wide x 72' long x 17' sidewalls with 2'-0" overhang on Eaves & Gable Ends

Site Prep:
Building Pad elevated to 1'-0" above Finish Grade.
No Seed, Sod or Landscaping

Specifications:
3 Ply 2x6 Laminated posts @ 8'-0" on center with sackrete footing
48' 4/12 pitch AG trusses @ 8'-0" on center with 2'-0" overhang each end
Live Load of 42# Dead Load of 4# Ceiling Load 5# = 51#
2'-0" Overhang on Front & Rear Gable End
72' of 24" Boxed Eave with Vented Soffit and 2x8 Fascia (both sides)
2 x 4 Purlins @ 24" on center
29 Gauge Colored Exterior Metal Sales Roof Steel
(3) 10'-0" Sections of Colored Ridge Vent
26 Gauge Colored Rake and Eave Trim
2 x 6 Pressure Treated Grade Board
2 x 6 Girts @ 32" on center
29 Gauge Colored Exterior Metal Sales Wall Steel with 32" wainscot
26 Gauge Colored Corner and Door Trim

By Cynthia L. Holden, Purchaser Date 3/15/26
By _____, Purchaser Date _____

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(2) 18' wide x 14' high Colored Insulated Overhead Doors (with one row of clear glass up high) on North Gable End with
(2) Interior Push Button Openers, (2) Remote Openers and one keyless entry pad
(1) 3'-0" Service Door with lockset and deadbolt centered between overhead doors on North Gable End
48' x 72' x 4" thick Interior Concrete Slab with a
48' x 3' Concrete Apron for the Overhead Doors and Service Door
48' x 50' Class 5 Parking Pad
15' wide class 5 Driveway to Road
White Interior Steel Wall and Ceiling Panels
Fiberglass Wall Insulation R-19
Blown In Ceiling Insulation R-49
Building Permit is Included
E 911 Address is Included
Electrical Allowance of \$6,500.00
100 amp Electrical Service
LED Ceiling Lights
(2) OH door opener outlets
(6) Receptacles on each Sidewall
(2) Receptacles on each Endwall
(1) Exterior Flood Light on North Gable End
Plumbing Rough In only for Future Bathroom
Heating
(1) Ceiling Mounted Natural Gas Heater
Well is Not Included
Septic System is Not Included
(1) 24' x 36' Wash Bay with Floor Drain

By Cynthia L. Holden, Purchaser Date 3/15/26
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Midwest Metal Color Selection:
Exterior Side & Gable End Wall Panels - Burnished Slate #49
Wainscot Wall Panels - Black #6
Roof Panels - Black #6
Bottom Trim - Black #6
Corner Trim - Black #6
Service Door Trim - Black #6
Ridge Vent - Black #6
Overhead Door Trim - Black #6
Gable Trim - Black #6
Fascia Trim - Black #6
Perforated Soffit Panels - Black #6
Starter Trim - Black #6
Interior Wall Panels - Bright White #39
Interior Ceiling Panels - Bright White #39

(1) 3' Service Door - Bayer Door Color - Black
(2) 18' x 14' Overhead CHI Door - Black
(4) 6' x 2' Thermo Tech Fixed Windows - Sandilewood

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