



MLS 7114055 Commercial

\$239,000

122 Vance Avenue
Erskine MN 56535

Status: Active

Description:

Unlock the potential of this versatile 50' x 90' commercially zoned shop in Erskine, MN. Built for durability with a reinforced concrete floor, 3-phase power, city water/sewer, and zoned in-floor heat. This property is ideal for entrepreneurs, investors, contractors, or storage needs. Featuring over 2250 sq. ft. of heated workspace and office potential, 2250 cold storage and 2250 upper level storage. **Building Description** Measurements are estimates and not guaranteed. This 50' x 90' x 12' pole building is constructed for strength and long-term durability, featuring 2" x 6" wall framing between the poles, metal siding and roofing, and a reinforced 5.5" concrete floor with a 1' x 1' rebar grid over a sand base. **East Half - Heated Work Area (45' x 50')** **Main Shop (1,834 sq. ft.):** Includes a 16' x 8' overhead door, floor drain, sink, restroom, city water and sewer, 3-phase electrical service, and zoned in-floor heat. **Flexible Space (416 sq. ft.):** Formerly used as a meat locker with a private entrance, offering excellent potential for an office, workshop, or additional storage. **West Half - Cold Storage (45' x 50')** Open cold storage area with a 12' x 12' overhead door for easy equipment or vehicle access. * Stairway access to approximately 2,250 sq. ft. of upper-level cold storage, providing exceptional additional storage capacity. Designed with flexibility in mind, this building is well suited for commercial operations, contractors, manufacturing, warehousing, storage, or investment opportunities.

Additional Details:

Year Built	1990
Lot Acres	0.45
Lot Dimensions	160x123
Garage Stalls	6
Taxes	\$350
Taxes with Assessments	\$350
Tax Year	2026

Additional Features:

Fuel: Electric **Garage:** 6 **Heat:** Zoned **Sewer:** City Sewer - In Street **Water:** City Water - In Street

Driving Directions:

Furthest W building



Listed By:
KW Inspire Realty Keller Williams (Grand Forks)

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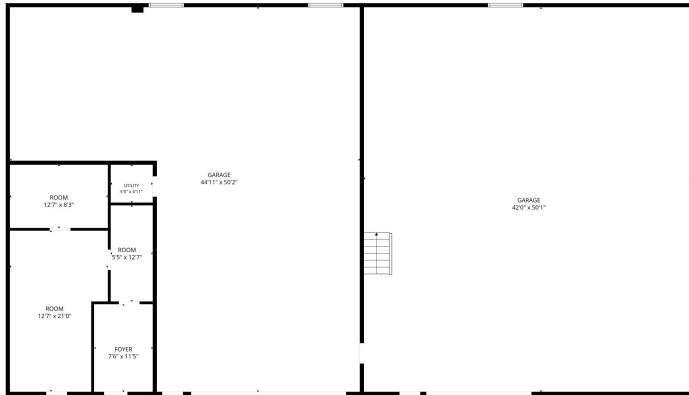
Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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



TOTAL: 0 sq. ft.
1st floor: 0 sq. ft., 2nd floor: 0 sq. ft.
EXCLUDED AREAS: ROOM: 464 sq. ft., FOYER: 96 sq. ft., GARAGE: 3938 sq. ft.,
UTILITY: 27 sq. ft., OPEN TO BELOW: 2113 sq. ft., LOW CEILING: 106 sq. ft.,
ATTIC: 2305 sq. ft.

MAPS AND PLANS CREATED BY COMERICA AND MANAGEMENT SERVICES ARE NOT TO BE USED FOR ANY OTHER PURPOSES



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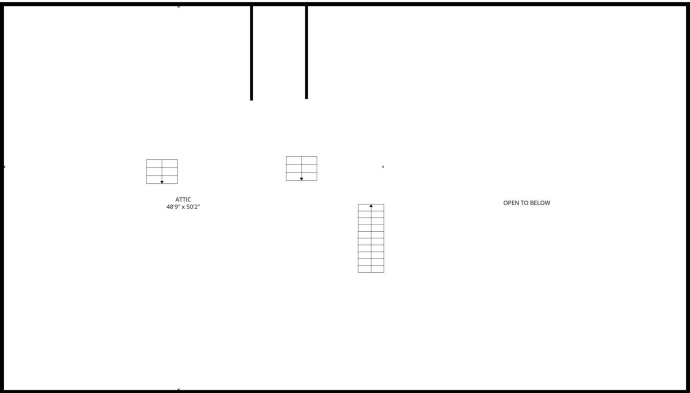
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TOTAL: 9 sq. ft.
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ATTIC: 2305 sq. ft.

ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. ALL DIMENSIONS ARE SUBJECT TO VERIFICATION BY A PROFESSIONAL SURVEYOR.

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