

MLS 7115260 Commercial

# $425,000

33361 Jenkins Avenue
Jenkins MN 56472

Status: Active

**Description:**

Excellent investment opportunity featuring three quality storage units with immediate income potential. Property includes a 30' x 40' building, a 40' x 80' building with 16' sidewalls and 600-amp electrical service, plus an 8-unit storage building with 12' x 38' units, each equipped with electrical service, timed lighting, and 14-foot overhead doors. Fully rented, the property generates potential gross income of approximately $3,350 per month. Ring security cameras and Starlink internet are already in place. A versatile property ideal for investors or owner-users seeking secure storage, strong rental income, and room for future growth in the thriving Pequot Lakes area.

**Additional Details:**

| | |
|---|---|
| Year Built | 2021 |
| Lot Acres | 1 |
| Lot Dimensions | 141x309 |
| Garage Stalls | 10 |
| Taxes | $2,000 |
| Taxes with Assessments | $2,000 |
| Tax Year | 2026 |

**Additional Features:**

**Fuel:** Electric **Garage:** 10 **Heat:** None **Sewer:** None **Water:** None

**Driving Directions:**

FROM JENKINS, SOUTH 1/2 MILE ON 371 TO ROSEWOOD THEN LEFT TO JENKINS AVENUE THEN RIGHT TO PROPERTY

Broker Reciprocity

Listed By:
RE/MAX Advantage Plus

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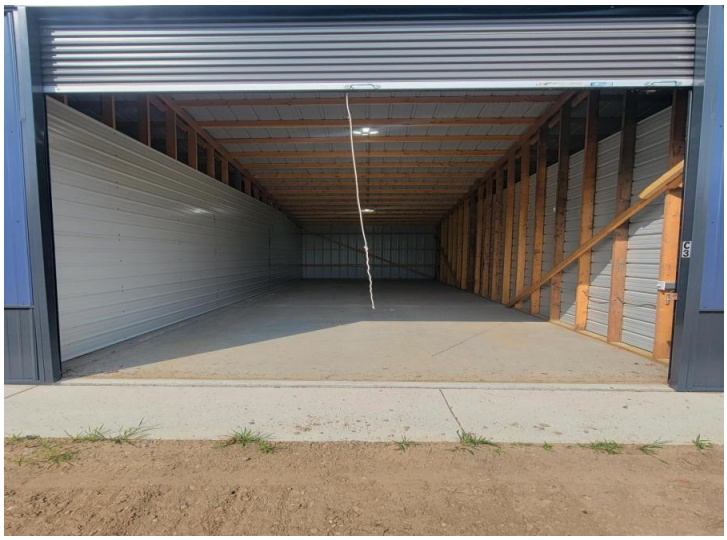
**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**





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