



MLS 7119249 Commercial

\$279,000

601 9th Avenue
Little Falls MN 56345

Status: Active

Description:

Don't Miss this Versatile 5 acre Gated Commercial property, with endless possibilities for your business, storage, or future expansion. Built in 2014, the 44x44 finished storage building has a 1 bed/1 bath, Kitchen, Office, and Washer/Dryer. 24x40 fully insulated heated garage for extra storage and a 20x24 insulated Lean-to.

Additional Details:

Year Built	2014
Lot Acres	5
Lot Dimensions	getting
Garage Stalls	4
Taxes	\$1,216
Taxes with Assessments	\$1,216
Tax Year	2026

Additional Features:

Fuel: Electric, Propane **Garage:** 4 **Heat:** Ductless Mini-Split, In-Floor Heating **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Ductless Mini-Split

Driving Directions:

From Little Falls go to 9th Ave Nw, to the property on the left.



Listed By:
Premier Real Estate Services

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

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



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