



MLS 7124846 Commercial Lease

\$0

Description:

MOVE IN READY OFFICE SPACE | 1,333 SF | PRIME LOCATION Skip the build out and start doing business! This professionally designed 1,333 square foot private office space offers an efficient two story layout with everything your business needs, already in place. The main level features a welcoming reception area, two private offices, and a bathroom. The upper level provides an executive office, conference room, and additional bathroom, creating a professional and functional environment for meetings, clients, and day to day operations. Conveniently located near major big box retailers and the highly accessible Highway 71 and Highway 2 intersection, this office offers excellent visibility and accessibility with ample parking for employees and clients. Why build out when it is already done? Move in, settle in, and focus on your business from day one.

Additional Details:

Year Built	1998
Lot Acres	3.995
Lot Dimensions	644 x 516 x 843
Taxes	\$48,464
Taxes with Assessments	\$48,464
Tax Year	2026

Additional Features:

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

Driving Directions:

From Paul Bunyan Drive, go south on Middle School Road to 23rd St NW and take a right to the end of the road then take a left on Johanneson Ave NW. Property is on the right. the office is on the south end of the building near Fleet Pride.



Listed By:
SJ Commercial Advisors

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.



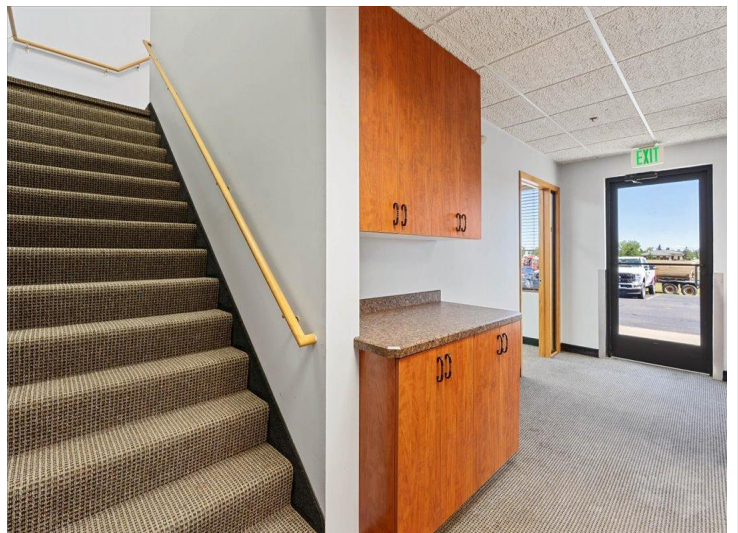
Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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



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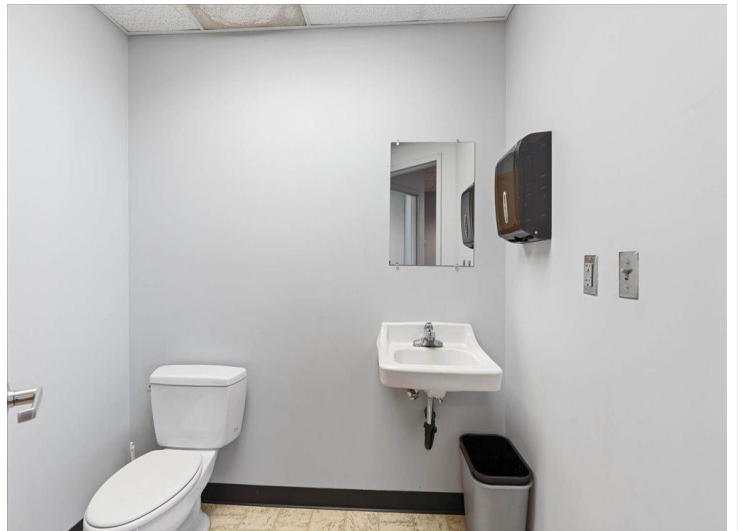
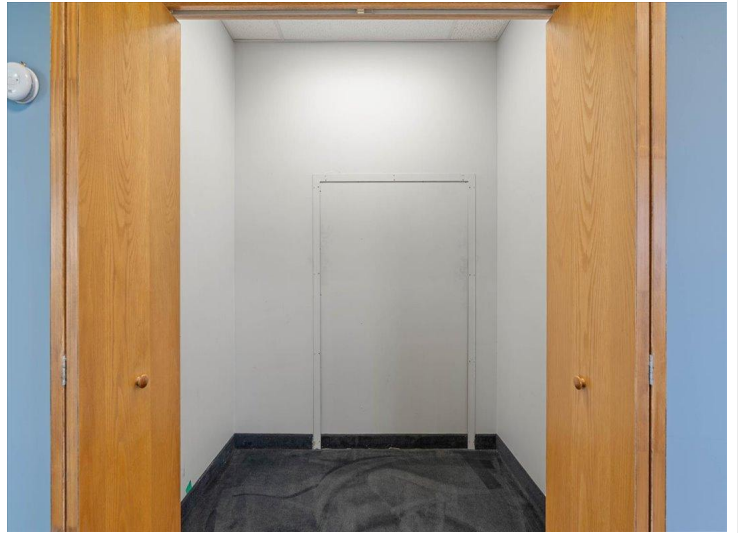
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 MLS 7124846 Commercial
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2nd floor



1st floor

FLOOR PLAN CREATED BY CURACADA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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