



MLS 7137642 Commercial

\$550,000

46023 State Highway 6
Bowstring MN 56631

Status: Active

Description:

Great cash flowing convenience store and owners home near Bowstring Lake in the Chippewa National Forest. This is a great tourist area with many lakes and resorts close by. The seller will consider down payment assistance to a qualified buyer. Seller is also willing to train new owners and would even work part time if needed. This is a great opportunity for someone who wants to live the rural lifestyle, with no commute to work.

Additional Details:

Year Built	1950
Lot Acres	4.79
Lot Dimensions	4.7 Acres Irregular
Garage Stalls	2
Taxes	\$3,211
Taxes with Assessments	\$3,940
Tax Year	2026

Additional Features:

Fuel: Propane **Garage:** 2 **Heat:** Boiler, Forced Air **Sewer:** Septic System Compliant - Yes **Water:** Well **Air Conditioning:** Central Air, Wall Unit(s)

Driving Directions:

North of Deer River about 20 miles on Highway 6



Listed By:
JMDS Properties LLC

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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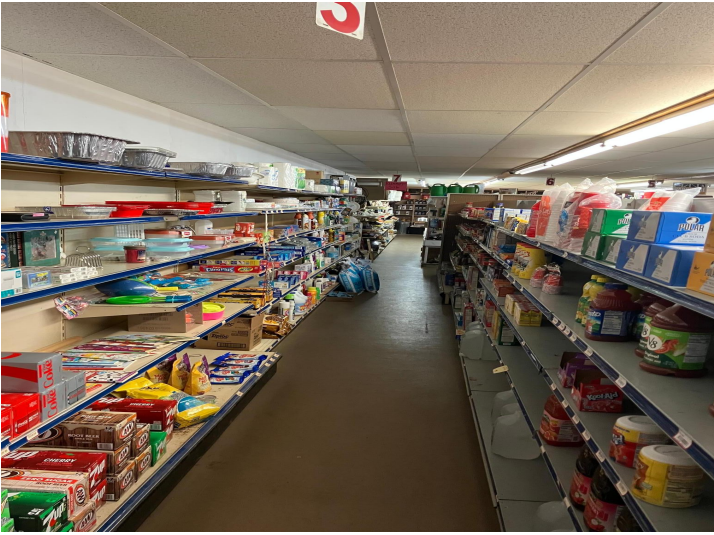
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