



MLS 7148341 Commercial

\$69,900

9656 County Road 16
Pequot Lakes MN 56472

Status: Active

Description:

Unit 12 is situated in the well-maintained Ideal Storage Facility which is known for its desirable location, exceptional resale and has all hard surface blacktop drives. Upgrades to Unit 12 include a Lift Master garage door opener which opens and closes the 10 foot door with ease, lights, outlets and a mezzanine. This oversized mezzanine with stairs will give you even more storage options for all your toys. However, the seller will modify or remove the mezzanine to reconfigure for a the new buyers storage needs. Additionally, each unit features security system, lights, separate service door, 3 foot concrete apron, 10 foot high doors and a locked entrance gate. Unit 12 is 24 x 36 which gives you 864 square feet of storage. Association annual fee for 2026 is \$918 and includes snowplowing, all taxes, insurance and utilities. Ideal Storage Unit owners receive a stock certificate for their unit. Immediate possession is available.

Additional Details:

Year Built	2014
Lot Acres	2.89
Lot Dimensions	870 x 400 x 540
Garage Stalls	3
Taxes	(unreported)
Taxes with Assessments	(unreported)
Tax Year	2026

Additional Features:

Fuel: Other **Heat:** None

Driving Directions:

Storage unit 12 is located at the junction of County Road 16 and County Road 39 in Ideal Township. The development has the address of 9656 County Road 16.



Listed By:
Keller Williams Realty Professionals/Larson Gro

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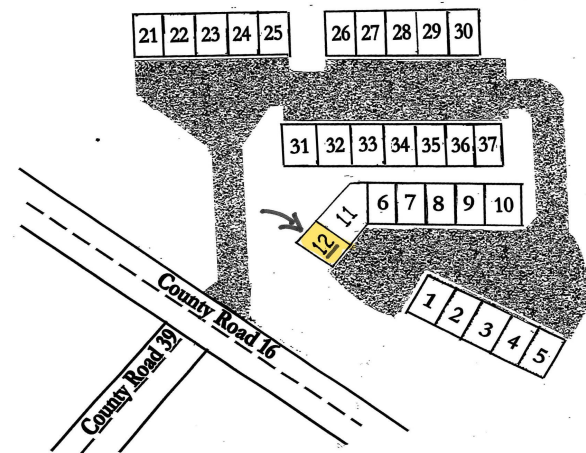
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