MLS 7153068 Commercial

# $650,000

11577 US Highway 71
Wadena MN 56482

Status: Active

**Description:**

Excellent Visibility on State Hwy. 71 south of Wadena, 14 acres New well & septic . 70 x 120 Commercial building with many options for use. 2 14 wide x 16' doors on each end. 30x50 office area finished out beautifully, kitchen, full bath and laundry ,wood walls, stainless steel work area, refrigerator & convection oven. 200 AMP Electric service, metal post frame shed construction. 2000 square feet well lite shop.Property is zoned B-1 Commercial.

**Additional Details:**

| | |
|---|---|
| Year Built | 2001 |
| Lot Acres | 14 |
| Lot Dimensions | Irreg. |
| Taxes | $1,898 |
| Taxes with Assessments | $1,898 |
| Tax Year | 2026 |

**Additional Features:**

**Basement:** None **Fuel:** Electric, Propane **Heat:** Heat Pump **Sewer:** Private Sewer **Water:** Drilled

**Driving Directions:**

From Wadena south on Hwy 71 approx 2.5 miles on Right.

Broker Reciprocity

Listed By:
Schultz Auctioneers Landmark

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**
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**info@affinityrealestate.com**

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