

MLS 7156907 Commercial

$425,000

12 Minnesota Avenue
Aitkin MN 56431

Status: Active

Description:

Exceptional mixed-use opportunity in the heart of Aitkin County, prominently located along the Highway 169 corridor in the city of Aitkin. Positioned directly across from a busy gas station and just two blocks south of the stoplight, the property offers excellent visibility and convenient access. The main level features attractive, versatile office space with four private offices, a conference room, a spacious reception area with additional workspace, a half bath, a break room or multipurpose room, and dedicated storage and utility area. The upper level includes two one-bedroom apartments with many updates. (Photos don't show all of the recent updates.) Apartments share a balcony and on-site laundry facilities. A separate four-unit garage building includes one space for each apartment, with two additional garages available to rent. Office furnishings—including desks, chairs, bookshelves, and credenzas—as well as select décor may be included with an acceptable offer. Additional items may be negotiable.

Additional Details:

Year Built	1972
Lot Acres	0.5
Lot Dimensions	40x68x10x160x167x50x56x63x130
Garage Stalls	4
Taxes	$3,996
Taxes with Assessments	$3,996
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Natural Gas **Garage:** 4 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air, Wall Unit(s)

Driving Directions:

From the stop lights in Aitkin go south 2 blocks to property on left.

Broker Reciprocity

Listed By:
Woods & Shores Real Estate, Inc.

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













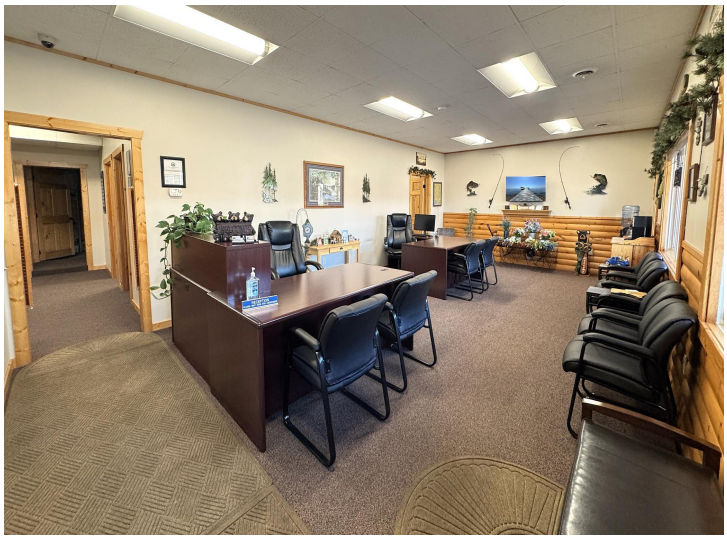
website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

Affinity
REAL ESTATE INC

$425,000
MLS 7156907 Commercial
12 Minnesota Avenue
Aitkin MN 56431

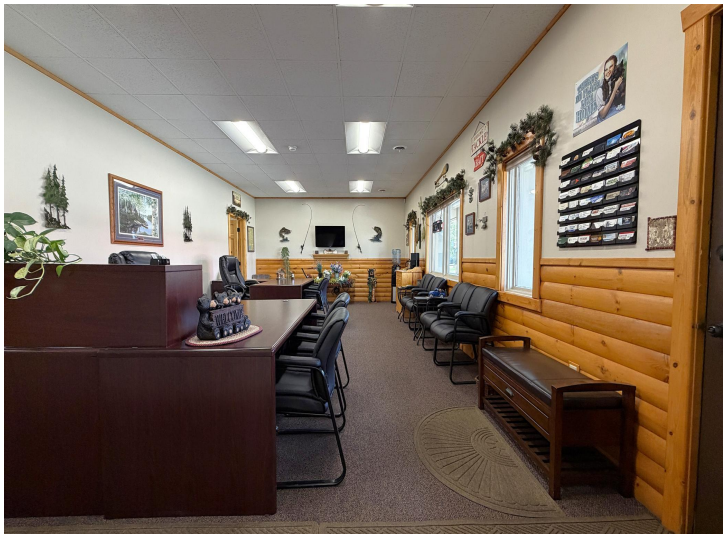




website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

$425,000
MLS 7156907 Commercial
12 Minnesota Avenue
Aitkin MN 56431








website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

$425,000
MLS 7156907 Commercial
12 Minnesota Avenue
Aitkin MN 56431

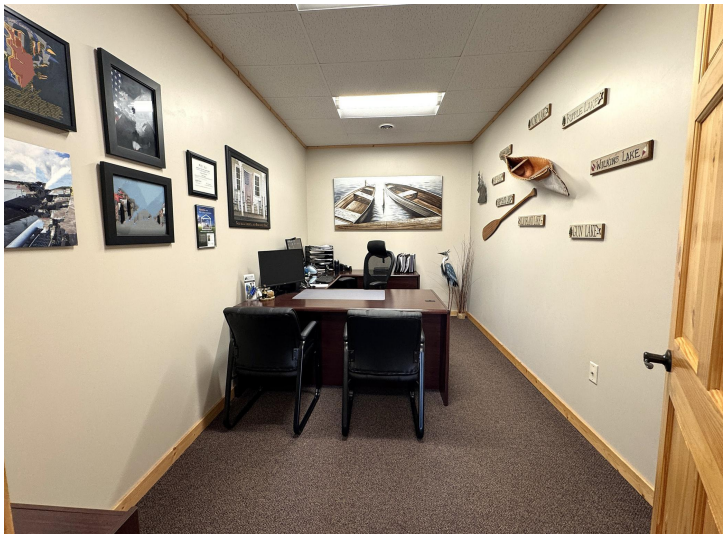







website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

$425,000
MLS 7156907 Commercial
12 Minnesota Avenue
Aitkin MN 56431













website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

Affinity
REAL ESTATE INC

$425,000
MLS 7156907 Commercial
12 Minnesota Avenue
Aitkin MN 56431













website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

$425,000
MLS 7156907 Commercial
12 Minnesota Avenue
Aitkin MN 56431








website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

$425,000
MLS 7156907 Commercial
12 Minnesota Avenue
Aitkin MN 56431













website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

$425,000
MLS 7156907 Commercial
12 Minnesota Avenue
Aitkin MN 56431





website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

$425,000
MLS 7156907 Commercial
12 Minnesota Avenue
Aitkin MN 56431