

MLS 7165667 Commercial

$335,000

6817 County Road 39
Longville MN 56655

Status: Active

Description:

EXCELLENT COMMERCIAL, RESIDENTIAL & RECREATIONAL OPPORTUNITY WITH HIGHWAY 200 FRONTAGE! Discover the possibilities with this 19.38-acre property conveniently located between Walker and Longville, at the intersection of Highway 200 and Brevik Road. Offering excellent highway visibility and convenient access, this versatile property features a spacious 40' x 134' building with approximately 5,360 square feet under one roof. The building includes 644 square feet of living space, a 1,684-square-foot heated shop, and 3,032 square feet of cold storage. Currently utilized for boat storage, the property offers excellent potential to continue its existing use or explore other opportunities. Whether you're looking for a boat and recreational equipment storage business, workshop, contractor's headquarters, or your own Up North hunting camp, this property offers plenty of possibilities! The living quarters provide a convenient place to stay, while the heated shop and expansive cold storage offer ample room for boats, ATVs, snowmobiles, hunting gear, and equipment. With nearly 20 acres of beautifully wooded and rolling property, adjacent to public land, there's plenty of room to spread out, enjoy the outdoors, or explore future expansion opportunities. Located in the heart of Minnesota's beautiful lake country, this unique property combines business potential, recreational opportunities, and convenient access to the Walker and Longville areas. Commercial and residential classification provides added versatility, subject to applicable zoning and permitted uses. Bring your ideas and make this exceptional property your own!

Additional Details:

Year Built	1999
Lot Acres	19.38
Lot Dimensions	Irregular
Garage Stalls	10
Taxes	$1,158
Taxes with Assessments	$1,158
Tax Year	2026

Additional Features:

Fuel: Propane **Garage:** 10 **Heat:** Forced Air **Sewer:** Private Sewer, Tank with Drainage Field **Water:** 4-Inch Submersible, Drilled, Private, Well

Driving Directions:

From Walker, head north on Hwy 89, turn left onto State Hwy 200 for 3.5 miles, turn right onto County Rd 39, property is 2nd driveway on

Broker Reciprocity

Listed By:
Bill Hansen Realty/Longville

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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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