



MLS 6191133 Commercial Sale

\$174,900

Description:

C453 Well maintained 1900 sqft building located in the charming town of Menahga MN. Front has 1230 sqft of commercial space and rear 615 sqft apartment. Located next to Cenex, but building is extremely well insulated from exterior noise. Has metal, maintenance free exterior. 3 parking spots in rear & street parking in front. Commercial space was a hair salon, plumbing connections still in place but installed so can be removed easily. Also was an apartment previously. Would make great office space. The 1 bedroom apartment has ¾ bath, nice size combination kitchen, living, dining room and a den. Apartment's hardwood floors were recently refinished & look brand new. Commercial space has natural gas fueled forced air furnace and the apartment has electric baseboards. The commercial space also has central air conditioning. Building would work nice for someone to operate as a business in front and live in the back.

Additional Details:

| | |
|------------------------|---------|
| Year Built | 1960 |
| Lot Acres | 0.07 |
| Lot Dimensions | 24x125 |
| School District | 821 |
| Taxes | \$1,362 |
| Taxes with Assessments | \$1,874 |
| Tax Year | 2022 |

Additional Features:

Fuel: Natural Gas, Electric **Heat:** Forced Air, Baseboard

Driving Directions:

From Hwys 71/34 in Park Rapids, go S on Hwy 71 to Menahga 12.2 miles, turn left onto Main St NE and property is on the left next to the Cenex Gas Station. Turn left into the alley, parking is at rear of building.



Listed By:
Coldwell Banker Clack Dennis

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