



MLS 6224333 Commercial Sale

\$449,900

Description:

Be your own boss while enjoying up-north living at its best. Mule lake store has been a local icon and place of gathering for 68 years. Conveniently located on State Highway 84, customers from surrounding lakes use the Mule Lake store as their "go-to."

A newly added covered deck is a great place to enjoy pizza, fresh coffee, ice cream or a soda. The store includes sporting goods, bait and tackle, gasoline, groceries and an ATM.

Attached to the store is a 2 bedroom home that includes a wood-burning fireplace. Enjoy the many beautiful lakes of Cass County while owning not only your own business but a piece of history.

Additional Details:

Year Built	1980
Lot Acres	2.54
Lot Dimensions	530x528x396
Garage Stalls	2
School District	118
Taxes	\$1,778
Taxes with Assessments	\$2,078
Tax Year	2024

Additional Features:

Basement: Block, Full, Partially Finished **Fuel:** Propane **Garage:** 2 **Heat:** Forced Air, Fireplace(s) **Sewer:** Mound Septic, Private Sewer, Tank with Drainage Field **Water:** Submersible - 4 Inch, Drilled, Private, Well **Air Conditioning:** Central Air

Driving Directions:

From Longville - South on State Hwy 84 to property on left.



Listed By:
Heartland Real Estate

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