



MLS 6320879 Commercial Sale

\$695,000

Description:

****UPDATED** heating system - Seller has shut down the wood stove and installed new Reznor propane heaters! Expansive commercial lot with 650 prime feet of Hwy 10 frontage just outside of Detroit Lakes. 5.28 acre level, gravel lot and a 40x108 Building with 1300 SF of office space and 3200 SF of shop space. 3 - 14 ft Overhead doors allow to easily maneuver vehicles/equipment. The opportunities are endless... Plenty of space to park trucks/trailers/equipment. The Shop/Office space is sufficient for many types of businesses. Why buy raw land to build storage facilities and spend the money on excavation costs? This property is Level and ready to build on! The current owners are moving to a new location.

Additional Details:

Year Built	2002
Lot Acres	5.28
Lot Dimensions	Irregular
Garage Stalls	3
School District	23
Taxes	\$3,502
Taxes with Assessments	\$3,502
Tax Year	2022

Additional Features:

Basement: Slab **Fuel:** Electric, Propane **Garage:** 3 **Heat:** Ductless Mini-Split, Forced Air, Other, Space Heater **Sewer:** Private Sewer, Tank with Drainage Field **Water:** Drilled, Private, Well **Air Conditioning:** Ductless Mini-Split, Heat Pump

Driving Directions:

From South Shore Drive and Hwy 10 intersection - Approx 2 Miles East on Hwy 10 to Brushmarks Signs.



Listed By:
The Real Estate Company of Detroit Lakes

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