



MLS 6321928 Commercial

\$275,000

5024 State 84
Longville MN 56655

Status: Expired

Description:

Opportunity knocks! This charming cottage/cabin style building with great highway visibility (Hwy 184 & Co 5) is the perfect place to grow your business - the best location in the entire destination town of Longville - known for premium fishing, hunting and activities on Woman and Girl Lake for all ages – plus premium lakeshore to purchase and rent. The office is in excellent condition inside & out. It has been used as a real estate office. Open plan (9' ceiling) adjusts to your needs. Oversized 8' front windows provide exposure for showroom. There's ample space for company signs. There are 3 separate entrances & customer parking for 12. No building in town can boast of amenities included with this building. There's a lighted kiosk for product promotion in front at the HUB of the town. The Longville area is one of the strongest economic townships in the county. The building is located ¼ mile from airport & is walking distance to lakes!

Additional Details:

Year Built	2004
Lot Acres	0.1
Lot Dimensions	48 x 95
School District	118
Taxes	\$1,704
Taxes with Assessments	\$2,004
Tax Year	2023

Additional Features:

Basement: Concrete, Storage Space, Unfinished **Fuel:** Propane **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** Sand Point, Well **Air Conditioning:** Central Air

Driving Directions:

From Brainerd N on 371 to Hackensack. E on Co 5 to Longville. Crossroads of Co 5 and St Hwy 84 - downtown Longville.



Listed By:
Dane Arthur Real Estate Agency-Longville

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