



MLS 6323913 Residential Income

**\$210,000**

**Description:**

Opportunity is knocking! This is an excellent investment opportunity to own commercial space and a duplex right on Main Street in Pequot Lakes. Sitting on just over .76 acres, this property comes with 2 separate buildings, the sky is the limit! Start up a bakery, professional office or a small VRBO. The rents from the duplex would cover the overhead to have a commercial space in Pequot Lakes! Pequot Lakes is really taking off for new and upcoming business in the area., Don't miss this opportunity to be a part of the growth! Conveniently located close to shopping, fine dining, golfing, Paul Bunyan Trail, Pelican Lake and the Gull Lake Chain! Cash flowing rental numbers can be provided upon request. Call us today to set up a private showing! 24-hour notice is required for the renters.

**Additional Details:**

Year Built	1900
Lot Acres	0.76
Lot Dimensions	61x75x50x225x111x300
School District	186
Taxes	\$2,318
Taxes with Assessments	\$2,318
Tax Year	2022

**Additional Features:**

**Basement:** Block, Concrete **Fuel:** Electric, Natural Gas **Heat:** Baseboard, Forced Air **Sewer:** Shared Septic, Tank with Drainage Field  
**Water:** Shared System, Well

**Driving Directions:**

Take Hwy 371 North to Pequot Lakes, Exit heading west on 11 which turns to main St., property is on your right (north)



Listed By:  
Coldwell Banker Realty

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