



MLS 6390806 Commercial Sale

**\$2,800**



**Description:**

3200sf of single tenant building for lease located just North of Sanford Medical campus. Currently zoned B-2, property is open to a number of different uses. Easy build out as the space is more or less wide open with 12' sidewalls and a 12'W x 11'H overhead door at South end of building. Private well and septic serve the property. Lease rate based on 3 year minimum lease.

**Additional Details:**

Year Built	1996
Lot Acres	1.03
Lot Dimensions	150x452
Garage Stalls	1
School District	31
Taxes	\$3,194
Taxes with Assessments	\$3,194
Tax Year	2023

**Additional Features:**

**Fuel:** Natural Gas **Garage:** 1 **Heat:** Forced Air **Sewer:** Septic System Compliant - Yes **Water:** Submersible - 4 Inch

**Driving Directions:**

From Hwy 71/Hwy 2 (Walmart), North on 71, Right on Anne Street roundabout, Left on Minnkota, Right on Pine Street to property on Right.



Listed By:  
Lake-N-Woods Realty, Inc.

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