



MLS 6395441 Commercial Sale

\$1,400,000

Description:

Business opportunity! This property offers 70,000 sqft of buildings on 72 +/- acres. Bring your ideas and imagination to this unique find, the opportunities are endless! This high traffic location on US Hwy 10 has over 7,000 commuters pass by daily. This property has its own turn lane for truck and passenger vehicles from both sides of the highway. In addition to the existing storage income, this property has a home, generates farm income, and has three double sided billboards that will generate income for the next 20+ years. Zones as commercial. Whether you're a business investor or just getting started, schedule your showing today!

Additional Details:

Year Built	1948
Lot Acres	65.53
Lot Dimensions	1x1x1
Garage Stalls	14
School District	2155
Taxes	\$3,678
Taxes with Assessments	\$3,678
Tax Year	2022

Additional Features:

Fuel: Other **Garage:** 14 **Heat:** Other **Sewer:** Private Sewer **Water:** Well

Driving Directions:

From Wadena go east on US Hwy 10, go 3 miles, the property will be on the left.



Listed By:
Central MN Realty LLC

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470