



MLS 6459635 Commercial

**\$599,000**

33040 Aspenwood Drive  
Pequot Lakes MN 56472

Status: Active

**Description:**

Prime commercial property located just off of Hwy 371 between Pequot Lakes and Jenkins - on CR 16. Building currently operates as a 5 screen movie theater, known as Sunset Cinema. A new owner can continue a theater business or convert to a large industrial facility or open-display retail space. The large parking lot provides room for ample cars or outdoor display. This central location along the northwoods Hwy 371 corridor provides easy access to those traveling to or from Pequot Lakes, Jenkins, Nisswa, Pine River and Backus.

**Additional Details:**

Year Built	2004
Lot Acres	2.31
Lot Dimensions	400' x 326.69'
School District	186
Taxes	\$10,676
Taxes with Assessments	\$10,676
Tax Year	2025

**Additional Features:**

**Fuel:** Natural Gas **Heat:** Forced Air **Sewer:** Private Sewer **Water:** Well **Air Conditioning:** Central Air

**Driving Directions:**

From Pequot Lakes - North on Hwy 371 - East on CR 16 - North on Aspenwood Drive - Property is directly on the East



Listed By:  
Close-Converse Commercial Prop

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**