



MLS 6465213 Commercial Sale

**\$640,000**



**Description:**

Park Rapids Marine Business. This successful marine sales and service business has operated a dedicated service from this location for over 21 years. Offering a full line of boats, pontoons, docks and lifts. With 2,000 sq ft. of dedicated shop area with skilled technicians that provide a wide range of maintenance and repair services including shrink wrapping, coupled with a thriving and expanding customer base. The showroom, retail sales, service desk and parts portion of the business consists of 2.046 sq. ft. The building is in great condition and ready for continued operation. Conveniently located with great visibility and access to US Hwy 71 all set in a safe, fenced location with capacity for a large amount of boat storage.

**Additional Details:**

Year Built	1993
Lot Acres	3.18
Lot Dimensions	424x305x419x372
Garage Stalls	4
School District	309
Taxes	\$5,184
Taxes with Assessments	\$5,184
Tax Year	2023

**Additional Features:**

**Fuel:** Natural Gas **Garage:** 4 **Heat:** Boiler, Radiant Floor, Space Heater **Sewer:** Holding Tank, Private Sewer, Tank with Drainage Field **Water:** Well

**Driving Directions:**

From 34/71 in Park Rapids, South on 71 to property on left.



Listed By:  
Wolff & Simon Real Estate

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