



MLS 6467044 Commercial

\$200,000

114 Aspen Avenue
Menahga MN 56464

Status: Active

Description:

I'm pleased to present an excellent business opportunity: the Menahga Hardware Store, offered at \$200,000. This is a complete turnkey operation, established and successfully run by the same owner for over 40 years. You'll also acquire all fixtures, a fully stocked inventory, established supplier contacts, and a great team of staff who are keen to stay on. With a paved parking lot, this business is ready for a seamless transition. The owner has just passed away, and his family would like to see his dream continue, they are also selling a second hardware store in Sebeka for \$250,000. The store's manager is available to provide advice and is willing to stay on to run the store for you, if purchased with the Sebeka store. This is a fantastic opportunity to step into a fully established business with a strong foundation.

Additional Details:

Year Built	1957
Lot Acres	0.31
Lot Dimensions	95x140x100x70x5x70
School District	821
Taxes	\$2,230
Taxes with Assessments	\$2,230
Tax Year	2023

Additional Features:

Basement: Block, Partial, Storage Space **Fuel:** Natural Gas **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

Right on Hwy 71 across from Lumber Yard



Listed By:
Dane Arthur Real Estate Agency-Crosslake

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218-237-3333

info@affinityrealestate.com



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