



MLS 6473447 Commercial Sale

**\$625,000**

**Description:**

A Local Gem! Conveniently located between Hwy 200 for great exposure and Garfield Lake for that Up North feel. Additional parking across the road adjacent to the Paul Bunyan State Trail makes this a year round destination for snowmobilers and bicyclists.

Out back is a beautiful setting with a lake view for enjoying peaceful time with friends on the patio, enjoying live music or a large family gatherings. A loyal, local base, along with 13 acres, including large grassy areas, 2 additional lots, a 2 bedroom apartment and over 1200 ft of shoreline, the potential is limited only by your imagination.

**Additional Details:**

|                        |           |
|------------------------|-----------|
| Year Built             | 1928      |
| Lot Acres              | 13        |
| Lot Dimensions         | irregular |
| School District        | 306       |
| Taxes                  | \$4,828   |
| Taxes with Assessments | \$4,828   |
| Tax Year               | 2023      |

**Additional Features:**

**Fuel:** Electric, Propane **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

**Driving Directions:**

From Walker: North on Hwy 371/200 W 4.1 miles to Lt onto 200 W 7.6 miles to Laporte on the Rt.



Listed By:  
Timber Ghost Realty, LLC

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