



MLS 6474282 Commercial Sale

\$123,000

Description:

OWN YOUR STORAGE UNIT!

Construction has recently been completed on Unit #2.

32' X 64' storage unit conveniently located between US Highway 59 & Co Highway 17 along South Melissa Drive. Great location less than a mile from Lake Melissa and Seven Sisters Spirits!

Construction Specs: post type building, 3 Ply Columns, 2x6 – 8' OC, factory engineered trusses 4' OC (42-4-6 loading), 12' sidewalls with vaulted interior ceiling approx. 14'-8" at center, high tensile steel exterior, 24" soffit system w/ vented ridge, 12'x12' OH door w/ opener, (1) 3' service door, 4" concrete floor w/ center drain, 2x8 treated skirt board, 2x12 double top plate, 2x4 roof purlins 24" OC.

Additional Details:

Year Built	2023
Lot Acres	2.45
Lot Dimensions	32x70
Garage Stalls	2
School District	22
Taxes	\$882
Taxes with Assessments	\$942
Tax Year	2023

Additional Features:

Fuel: Other **Garage:** 2 **Heat:** None **Sewer:** None **Water:** None

Driving Directions:

From Detroit Lakes head South on Hwy 59 to S Melissa Dr. Property is on the corner.



Listed By:
Counselor Realty of Detroit Lakes

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