



MLS 6478170 Commercial Sale

**\$3,950,000**

**Description:**

Opportunity to acquire a clean and well-maintained light manufacturing and office property situated on nearly 40 acres located along Highway 11 in Pequot Lakes, MN; located only minutes away from Nisswa and Brainerd, MN. This property is zoned for Light Industrial by the city and is open to various land uses and redevelopment options. The building is extremely high-quality construction consisting of tilt-up insulated concrete panels, abundant exterior windows, concrete spanned floor decking, concrete roof decking, and offers significant parking situated over 40 acres of high timber ground. There are other exterior building structures located in the SE corner of the Property. The property is being offered for Sale AS-IS and will be vacated by the existing building owner. The Property's location is situated in Pequot Lakes, near MN tourist destinations of Nisswa and Brainerd lakes consisting of some of Minnesota's most popular lakefront destinations.

**Additional Details:**

Year Built	1999
Lot Acres	39.81
Lot Dimensions	1,316 x 1,322
School District	186
Taxes	\$49,716
Taxes with Assessments	\$49,716
Tax Year	2023

**Additional Features:**

**Fuel:** Natural Gas **Heat:** Zoned **Sewer:** Septic System Compliant - Yes, Tank with Drainage Field **Water:** Well **Air Conditioning:** Central Air

**Driving Directions:**

North on MN 371, East on Couty Road 11, to Property.



Listed By:  
NAI Legacy

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**