



MLS 6489405 Commercial Sale

**\$549,900**

**Description:**

The Ben Franklin building has been a mainstay in the Park Rapids Area for over 70+ years. The Ben Franklin building features over 14,000 sq. ft., two retail sales floors, and 6 rental units above the main floor. Currently, the building is being operated as a Ben Franklin Retail store. Buyers do have the option to purchase the business and inventory separately if they would like. Call for an appointment today!

**Additional Details:**

Year Built	1950
Lot Acres	0.16
Lot Dimensions	50x140
School District	309
Taxes	\$8,702
Taxes with Assessments	\$8,702
Tax Year	2023

**Additional Features:**

**Fuel:** Natural Gas **Heat:** Boiler **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

From 34/71 in Park Rapids, West on 34 to a left on Main St. S to property on left.



Listed By:  
Wolff & Simon Real Estate

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