



MLS 6511357 Commercial Sale

**\$440,000**



**Description:**

Seller offering \$10,000 credit towards buyer's closing costs. Great Commercial Investment Opportunity! Over 8,000 SF of commercial space built in 1996 in downtown Frazee, MN! Current Rental income with plenty of value add. 2,000 SF unfinished that would make a great indoor self storage/heated area. Energy efficient and durable with little to no maintenance. Newer natural gas / forced air furnace.

**Additional Details:**

Year Built	1996
Lot Acres	0.25
Lot Dimensions	140x77
School District	23
Taxes	\$2,122
Taxes with Assessments	\$2,122
Tax Year	2023

**Additional Features:**

**Basement:** Slab **Fuel:** Natural Gas **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

Main Ave past Ketter's Meat market to Old Frazee Bowling Alley



Listed By:  
The Real Estate Company of Detroit Lakes

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