



MLS 6513975 Commercial Sale

\$349,000

Description:

Excellent opportunity to locate your business amidst a vibrant community where commerce meets convenience. This commercial corner located on Patriot Ave consists of a versatile retail building paired with a spacious warehouse building equipped with 3 drive-in doors. With its strategic location, you're poised to tap into a thriving market fueled by both locals and tourists, making it the perfect location for amplifying your business endeavors.

Additional Details:

| | |
|------------------------|------------------------|
| Year Built | 1974 |
| Lot Acres | 1.47 |
| Lot Dimensions | 235x284x219x109x25x173 |
| Garage Stalls | 3 |
| School District | 186 |
| Taxes | \$2,910 |
| Taxes with Assessments | \$2,910 |
| Tax Year | 2024 |

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air

Driving Directions:

From the stoplight intersection in Pequot Lakes (Patriot Ave & CR 11) - South approx. 0.2 miles on Patriot Ave to W Lake Street - Property is the NW corner of Patriot Ave and W Lake Street



Listed By:
Close-Converse Commercial Prop

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