



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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