



MLS 6514748 Land

**\$16,900**

0.11 Square Feet  
Site Plan Approved

37577 470th St #05  
Frazee MN 56544

Status: Hold

**Description:**

Unlock Your Storage Potential in the Heart of Lake Country! Join a vibrant Common Interest Community, with 25 meticulously planned lots begging to be developed. This vacant lot, nestled between Vergas, Frazee, and Perham, offers a perfect canvas for you to build your dream storage solution! Spanning 56x86, the plot is meticulously designed to accommodate a spacious 36x56 storage unit, perfectly tailored for housing your beloved Lake Toys. With a durable pole barn steel exterior and polished concrete floors, your storage condo will blend functionality with aesthetic appeal. Don't miss out on this prime opportunity – build your tailored storage solution in a location that combines natural beauty with practicality!

**Additional Details:**

|                        |         |
|------------------------|---------|
| Lot Acres              | 0.11    |
| Lot Dimensions         | 56 x 86 |
| School District        | 549     |
| Taxes                  | \$280   |
| Taxes with Assessments | \$280   |
| Tax Year               | 2024    |

**Additional Features:**

**Driving Directions:**

Perham, MN, 56573 Head west on 3rd St NW toward Luce Ave Road name changes to Neva St Road name changes to 6th Ave SW Turn right onto W Main St / County Hwy-80 Turn left onto MN-228 / County Highway 60 Turn left onto County Highway 36 / County Hwy-36 Turn left onto 470th St Arrive at 470th Street.



Listed By:  
Jack Chivers Realty

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**218-237-3333**

**info@affinityrealestate.com**



**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**