

MLS 6514781 Land

# $18,900

6460 Square Feet
Site Plan Approved

37577 470th St #23
Frazee MN 56544

Status: Active

**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. Spanning 68x85, this parcel is the perfect canvas for you to designed & construct a generous 48x60 storage unit. With 2,880 SqFt, there will be ample room for housing your beloved Lake Toys . Whether it's boats, snowmobiles, 4-wheelers, or campers, this prime location offers the ideal setting for safeguarding it all with ease and convenience. 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 | 6460 |
| Lot Dimensions | 68 x 95 |
| 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.

Broker Reciprocity

Listed By:
Jack Chivers Realty

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

**Call Affinity Real Estate**
**218-237-3333**
**info@affinityrealestate.com**

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

©2026 Acme Webwerks - Affinity Real Estate Inc - Licensed in Minnesota - Brochure v.2021.10.03.1 - 216.73.216.135 - 2026.11.24 12:15:32