



MLS 6517539 Commercial Sale

**\$101,500**

**Description:**

**OWN YOUR STORAGE UNIT!**

New Unit #15

40 x 40 storage unit conveniently located between US Highway 59 & Co Highway 17 along South Melissa Drive. Great location less than a mile from Lake Melissa and Seven Sisters Spirits!

South Melissa Storage Construction Specs: post type building, 3 Ply Columns, 2x6 – 8' OC, factory engineered trusses 4' OC (42-4-6 loading), 14' sidewalls with vaulted interior ceiling approx. 16'-8" at center, high tensile steel exterior, 24" soffit system w/ vented ridge, 12 foot high by 14 foot wide over head garage door w/ opener, (1) 3' service door, 4" concrete floor w/ center drain, 2x8 treated skirt board, 2x12 double top plate, 2x4 roof purlins 24" OC.

**Additional Details:**

|                        |      |
|------------------------|------|
| Year Built             | 2024 |
| Lot Acres              | 0.71 |
| Lot Dimensions         | .71  |
| Garage Stalls          | 2    |
| School District        | 22   |
| Taxes                  | \$70 |
| Taxes with Assessments | \$70 |
| Tax Year               | 2024 |

**Additional Features:**

**Fuel:** Other **Garage:** 2 **Heat:** Other **Sewer:** None **Water:** None

**Driving Directions:**

From Detroit Lakes head South on Hwy 59 to S Melissa Dr. Property is on the corner.



Listed By:  
Counselor Realty of Detroit Lakes

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