



MLS 6523209 Commercial

\$775,000

43950 Boedigheimer Drive Perham MN 56573

Status: Active

## **Description:**

Versatile, Open Concept, Endless Potential! Nestled on a Sprawling 5-Acre parcel off Bustling Highway 78, this 9,000 SqFt Steel Construction building Commands Attention with its Prime Location & Unparalleled Visibility. Boasting 14 Ft side walls and over 125,000 Cubic Feet of Storage space, this building is Primed to cater to Multiple Businesses or Accommodate One Major Enterprise. Crafted with Precision to meet the Dynamic needs of commercial business, this building features Oversized Overhead Doors, ensuring Seamless Handling of all Shipping & Receiving endeavors. Don't miss your chance to Seize this Exceptional Opportunity & turn your business Dreams into Reality!

## **Additional Details:**

Year Built 2024 Lot Acres 5

Lot Dimensions 428x510

Garage Stalls 2 School District 549 Taxes \$440 Taxes with Assessments \$440 Tax Year 2024

## **Additional Features:**

Fuel: Natural Gas Heat: None

## **Driving Directions:**

From Perham, head South on Hwy 78 for about 5 Miles, or until N Boedigheimer Dr, then turn right. Your destination will be the first approach on the left.



Listed By: Jack Chivers Realty

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