



MLS 6535608 Commercial

\$369,900

752 Aspen Avenue
Menahga MN 56464

Status: Active

Description:

Opportunity knocks! This is an exceptional multi-use property conducive for a variety of business opportunities. It has served in a retail, equipment rental and boat servicing capacity. It is also ideal for a primary business with sub-leasing capability. Features 4,700+ square feet, all of which is on one convenient level with no steps. There is in-floor + overhead heating, A/C and fiber optic internet. 5 overhead doors on the main structure, 3 of which are 14 feet in height. Also includes a 14x60 mini storage building and two billboards that generate a consistent, long-term revenue stream. There are two additional 16ft storage sheds previously utilized by the owner as an extension to the shop/garage space. Sits on 325ft of highly visible HWY 71 frontage with customer friendly access and a large parking lot. Great property with so many options. CONTRACT for DEED option available.

Additional Details:

Year Built	2006
Lot Acres	1.18
Lot Dimensions	325 x 126 x 308 x 205
Garage Stalls	3
School District	821
Taxes	\$5,430
Taxes with Assessments	\$5,794
Tax Year	2025

Additional Features:

Basement: Slab **Fuel:** Electric, Propane **Garage:** 3 **Heat:** Ductless Mini-Split, Radiant Floor, Other **Sewer:** Private Sewer, Tank with Drainage Field **Water:** Drilled **Air Conditioning:** Ductless Mini-Split

Driving Directions:

In Menahga: Go South on Aspen Ave (Hwy 71) to property on left.



Listed By:
Affinity Real Estate Inc.

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