



MLS 6568203 Commercial Sale

**\$625,000**

**Description:**

This exceptional commercial property spans 12.69 acres and boasts prime frontage on US Highway 71 and 150th St. The existing shop buildings, including a 40x70 heated shop with an office area and half bath, as well as a 30x52 service/repair shop with a half bath and oversized single detached garage, are constructed with maintenance-free steel and are in superb condition. This property is perfectly poised to accommodate a diverse range of businesses, offering ample space for expansion and outstanding signage opportunities.

**Additional Details:**

Year Built	1998
Lot Acres	12.69
Lot Dimensions	250x522xirr
Garage Stalls	4
School District	309
Taxes	\$2,704
Taxes with Assessments	\$2,704
Tax Year	2024

**Additional Features:**

**Fuel:** Propane **Garage:** 4 **Heat:** Forced Air **Sewer:** Tank with Drainage Field **Water:** Sand Point

**Driving Directions:**

From 34/71 in Park Rapids, South on 71 to a left on 150th St. to property.



Listed By:  
Wolff & Simon Real Estate

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