



MLS 6640697 Residential

\$579,000

3,272 sq ft
3 bedrooms
2 baths

32738 US 71
Menahga MN 56464

Status: Active

Description:

All Reasonable Offers Considered!

Rare 23-acre property along Cat Creek in Central MN offering a unique live/work opportunity. Currently set up as a home, car lot, detail shop, and repair bay with large paved parking and direct access to Hwy 71.

The 3BR/1BA home (plus ½ bath in shop), built in 2013, features heated concrete floors, propane fireplace, wrap-around deck, and concrete patio. Multiple outbuildings include:

30x40 heated shop w/ AC office

26x28 heated/AC detail shop

4-stall garage (1 insulated/finished w/ AC, heat)


40x48 storage shed, 8x20 insulated cabin w/ heat, 8x16 garden shed

Trails, wooded privacy, and dual driveways. Zoned for many possible uses—ideal for automotive, storage, woodworking, or commercial ventures.

Schedule your showing—opportunities like this don't come often!

Additional Details:

Year Built	2013
Lot Acres	23.66
Lot Dimensions	Irregular
Garage Stalls	5
School District	821
Taxes	\$2,980
Taxes with Assessments	\$2,980

1  Listed By: 2024
Coldwell Banker Crown Realtors

Additional Features:

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

Driving Directions:



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218-237-3333

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Sewer: Holding Tank **Private Sewer** **Water:** Sand



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

FROM PARK RAPIDS MN - SOUTH ON HWY 71 TO MENAHA AND CONTINUE 4 MILES SOUTH OF MENAHA TO PROPERTY ON THE LEFT.