



MLS 6647539 Commercial Sale

\$615,000

Description:

A Local Gem! Conveniently located between Hwy 200 for great exposure and Garfield Lake for that Up North feel. Additional parking across the road adjacent to the Paul Bunyan State Trail makes this a year round destination for snowmobilers and bicyclists.

Out back is a beautiful setting with a lake view for enjoying peaceful time with friends on the patio, enjoying live music or a large family gatherings. A loyal, local base, along with 13 acres, including large grassy areas, 2 additional lots, a 2 bedroom apartment and over 1200 ft of shoreline, the potential is limited only by your imagination.

Additional Details:

Year Built	1928
Lot Acres	13.5
Lot Dimensions	irregular
School District	306
Taxes	\$4,828
Taxes with Assessments	\$4,828
Tax Year	2023

Additional Features:

Fuel: Electric, Propane **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

Driving Directions:

From Walker: North on Hwy 371/200 W 4.1 miles to Lt onto 200 W 7.6 miles to Laporte on the Rt.



Listed By:
Timber Ghost Realty, LLC

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