



MLS 6654886 Land

**\$89,900**

0.03 Acres  
Finished Lot(s)

8624 50th Ave  
Brainerd MN 56401

Status: Active

#### Description:

Excellent opportunity to find affordable owned storage without costly overhead. Extremely easy exit and entry just off of HWY 371. South-pick up your toys on the way North and drop off when headed South. This community is gated, and each owner will have a code for entry. All units are 30'x 48', with 16' high side walls, 14x14 garage doors, and polished floating slabs. Each slab is 4" and has a thickened edge. Included is basic electrical with a panel, outlets, lights, and outlet for a garage door opener. If one chooses, they can insulate and heat their individual unit. Each unit is metered so one can heat with electricity, or they can have a small propane tank set behind the building. Small annual dues cover snow removal, gravel road maintenance, reserves for gate repair, and misc. Owner is a licensed real estate agent in the state of MN.

#### Additional Details:

Lot Acres	0.03
Lot Dimensions	30x48
School District	181
Taxes	\$350
Taxes with Assessments	\$350
Tax Year	2024

#### Additional Features:

#### Driving Directions:

From Brainerd-HWY 371 S for 5 miles



Listed By:  
LPT Realty, LLC

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**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



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